

\$399,900 - 3, 369 Canyon Boulevard W, Lethbridge

MLS® #A2219889

\$399,900

3 Bedroom, 4.00 Bathroom, 1,631 sqft

Residential on 0.00 Acres

Paradise Canyon, Lethbridge, Alberta

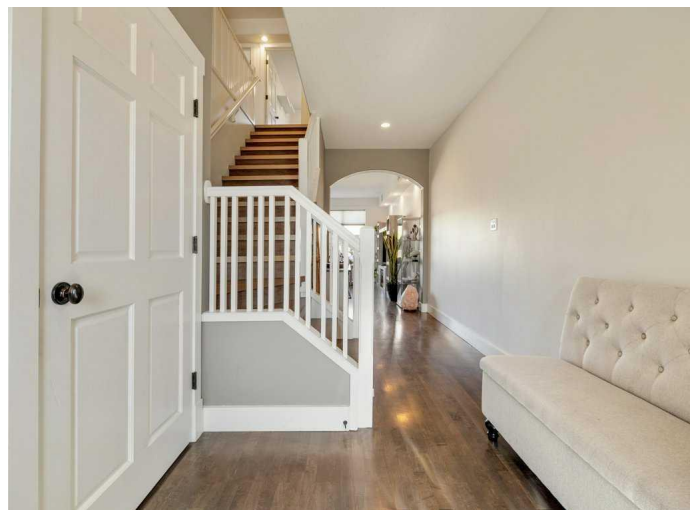
Opportunity to own a beautiful property at the Paradise Canyon Golf Course. This 2 storey home with attached single garage is fully developed. Amazing outdoor spaces including balcony off Primary Bedroom for your morning coffee with views to the east; enjoy your large deck with power awning to the west, plus covered patio from the basement level. Main floor has 2 piece bath off garage, which leads to the open kitchen, dining and livingroom. Upper level has 2 good size bedrooms, separate laundry room, 3 piece bath with big shower, primary with walk-in closet and jetted tub ensuite & separate shower. Basement is developed by large family room with gas fireplace, 2 piece bath and large storage room.

This home is perfect for entertaining. This home has been extremely well maintained, with updated lighting, paint and would be a pleasure to call home.

Built in 2003

Essential Information

MLS® #	A2219889
Price	\$399,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,631
Acres	0.00



Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3, 369 Canyon Boulevard W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6V2

Amenities

Amenities	Golf Course
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, Ceiling Fan(s), Central Vacuum, Jetted Tub
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Awning(s)
Lot Description	On Golf Course
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
Days on Market	89
Zoning	DC

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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