

# \$339,900 - A, 414 Canyon Boulevard W, Lethbridge

MLS® #A2207722

**\$339,900**

2 Bedroom, 2.00 Bathroom, 1,217 sqft

Residential on 0.20 Acres

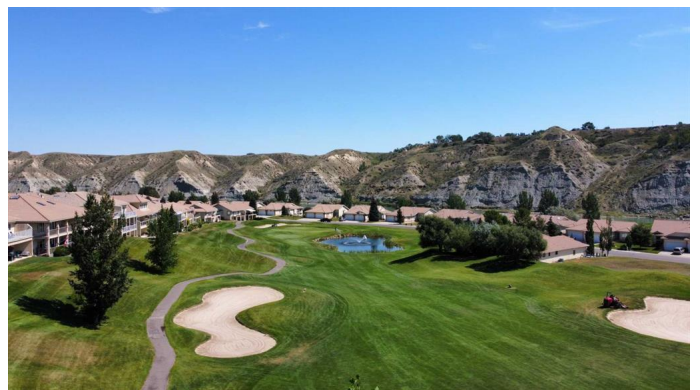
Paradise Canyon, Lethbridge, Alberta

Paradise Canyon. What more can you say. Backing onto the golf course is this beautifully updated condo. It's nestled right on Hole 15 of the Paradise Canyon Golf Course! This stunning 2-bedroom, 2-bathroom home offers incredible views of the coulees, the river and the course from a spacious south-facing balcony – perfect for soaking in the scenery. Step inside to find an open and inviting layout featuring a cozy gas fireplace, central air conditioning, and two generously sized bedrooms. The master suite has a great master bathroom and a large walk-in closet. The kitchen has been fully renovated and features modern appliances, updated cabinetry, and sleek flooring throughout the main living areas. The large single attached garage provides plenty of space for parking and additional storage. Don't miss your chance to own a piece of paradise in this unique and peaceful golf course community!

Built in 2001

## Essential Information

MLS® #	A2207722
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,217
Acres	0.20



Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit, Up/Down
Status	Active

### Community Information

Address	A, 414 Canyon Boulevard W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6V2

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
# of Stories	1

### Exterior

Exterior Features	Other
Roof	Clay Tile
Construction	Stucco

### Additional Information

Date Listed	April 2nd, 2025
Days on Market	19

Zoning	DC
HOA Fees	98
HOA Fees Freq.	MON

**Listing Details**

Listing Office            Lethbridge Real Estate.com

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.