

# **\$635,000 - 255 Canyon Estates Way W, Lethbridge**

MLS® #A2208299

**\$635,000**

5 Bedroom, 4.00 Bathroom, 1,692 sqft  
Residential on 0.14 Acres

The Canyons, Lethbridge, Alberta

Welcome to your forever family home in The Canyons—where there's room to grow, play, and make lasting memories.

This spacious, open-concept home is thoughtfully designed for busy family life and effortless entertaining. The heart of the home is the stunning kitchen, featuring a large island perfect for casual meals or homework sessions, brand-new stainless steel appliances, a walk-in pantry for easy storage, and beautiful backyard views to enjoy while you cook.

The main living area flows seamlessly into the dining space and kitchen, creating a warm, inviting space where everyone can be together—whether it's for family dinners, movie nights, or birthday parties. Cozy up by the fireplace on cooler evenings or host summer barbecues with easy access to the backyard from the walk-out basement.

You will love the peaceful main-floor primary suite, complete with a luxurious ensuite featuring a walk-in shower, jetted tub, and a spacious walk-in closet. Upstairs and downstairs, you'll find four more large bedrooms—perfect for kids, guests, or even a home office or playroom.

With 3.5 bathrooms and plenty of room for everyone, this home offers the ideal balance of function and comfort. And when it's time to relax, step outside to enjoy the hot tub and



backyard space made for family fun and quiet evenings under the stars.

From everyday living to special family moments, this home truly has it all. Come see why families love living in The Canyonsâ€™ schedule your private showing today with your favourite REALTORÂ®!

Built in 2012

### Essential Information

MLS® #	A2208299
Price	\$635,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,692
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	255 Canyon Estates Way W
Subdivision	The Canyons
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5W7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees, Irregular Lot, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	73
Zoning	R-L

## Listing Details

Listing Office	eXp Realty of Canada
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