# \$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

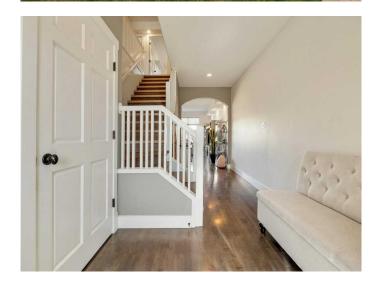
Full Baths 2 Half Baths 2

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

T1K 6V2

Subdivision Paradise Canyon

City Lethbridge
County Lethbridge
Province Alberta

## **Amenities**

Postal Code

Amenities Colf Course

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Jetted Tub, Central Vacuum

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 58
Zoning DC

# **Listing Details**

Listing Office SUTTON GROUP - LETHBRIDGE

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