

\$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, No Smoking Home, Open Floorplan, Jetted Tub |
| 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 | 6 |

| | |
|----------------|-----|
| Zoning | DC |
| HOA Fees | 98 |
| HOA Fees Freq. | MON |

Listing Details

Listing Office Lethbridge Real Estate.com

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.