# \$315,000 - 7 Canyon Court W, Lethbridge

MLS® #A2202659

## \$315,000

2 Bedroom, 2.00 Bathroom, 1,420 sqft Residential on 0.00 Acres

Paradise Canyon, Lethbridge, Alberta

For more information, please click Brochure button.

Discover the epitome of luxury living in this stunning 2-bedroom, 2-bathroom condo, situated on the second Level of the prestigious Paradise Canyon.

Featuring modern upgrades throughout, this home is a true gem. The spacious primary bedroom offers breathtaking views of the coulees, while the second bedroom boasts a charming walkout balcony. With ceilings soaring over 9 feet high, the living room provides an open and airy feel, perfect for relaxing or entertaining. The kitchen and dining area flow seamlessly onto a private patio, where you can fully immerse yourself in the serene Coulee Views. Step outside and explore the walking trails, ideal for invigorating winter strolls or peaceful summer evenings. The Building Property has No Amenities connection to the Paradise Canyon Golf Resort.

This exceptional home delivers on every front. A perfect 10/10 in every way!

Built in 1991

#### **Essential Information**

MLS® # A2202659 Price \$315,000

Bedrooms 2
Bathrooms 2.00



Full Baths 2

Square Footage 1,420

Acres 0.00

Year Built 1991

Type Residential

Sub-Type Row/Townhouse

Style Stacked Townhouse

Status Active

# **Community Information**

Address 7 Canyon Court W

Subdivision Paradise Canyon

City Lethbridge County Lethbridge

Province Alberta
Postal Code T1K 6V1

### **Amenities**

Amenities Other, Snow Removal

Parking Spaces 2

Parking Carport, Single Garage Attac

# of Garages 1

#### Interior

Interior Features Closet Organizers, Double V

Home, No Smoking Home, S

Vinyl Windows, Recreation F

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave

Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas, Exhaust Fan

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

# of Stories 2

Basement None

#### **Exterior**

Exterior Features Rain Gutters, Storage, Barbecue





Lot Description Landscaped, Lawn, Views, Open Lot

Roof Clay Tile Construction Concrete

Foundation Poured Concrete, Perimeter Wall

#### **Additional Information**

Date Listed March 14th, 2025

Days on Market 48
Zoning DC

# **Listing Details**

Listing Office Easy List Realty

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