

# \$641,350 - 57 Canyon Boulevard W, Lethbridge

MLS® #A2211624

## \$641,350

4 Bedroom, 3.00 Bathroom, 1,614 sqft  
Residential on 0.21 Acres

Paradise Canyon, Lethbridge, Alberta

Welcome to Paradise! Stunning Bungalow with Breathtaking Coulee & City Views! With 1,614 sq. ft. main floor and a fully finished basement (2007), this thoughtfully designed bungalow with 3+1 bedrooms, 3 full bathrooms, and a soundproof tiered theatre room offers the perfect blend of comfort, luxury, and functionality. Natural light pours through the skylight and expansive windows, showcasing stunning views from multiple rooms. Step outside to the large rear Trex deck (2015) overlooking the magnificent park-like landscaping to experience peace and tranquility. The property has been meticulously updated with standout features including Taj Royale quartz countertops (2022), modernized bathrooms (2023), updated windows (2013-2017), doors (2021), shingles (2014), Gemstone lighting (2021), and a Phyn Plus Smart Water System (2021) that monitors usage, detects leaks and mitigates costly damage through automatic water shutoff. Natural eco-friendly cork flooring (2007) on the main floor is backed by TORLYS 25-year wear guarantee and Lifetime Structural Warranty. Hidden upgrades like Roxul sound dampening insulation between floors, insulated doors in the theatre room and cold storage, plus high-efficiency furnace (2014) and A/C (2014), further enhance the home's quality. Many additional features include a cozy gas fireplace, main floor laundry, double garage with additional space for a golf cart, underground sprinklers and drip system, two



gas lines on the deck plus tons of storage space adds to the home's convenience and charm. Nestled in a quiet location, this well-loved home is a rare opportunity to enjoy spectacular views and thoughtful upgrades in a truly exceptional setting. It backs onto Protected River Valley Parkland so there will be no future development behind the home. All renos and upgrades were completed by professionals. Pet & smoke free. Home Inspections (2006 & 2025) revealed no major issues or deficiencies. Total livable sqft is just under 3000!

Paradise Canyon is one of Lethbridge's most peaceful and scenic communities.

Perfect for those seeking a quiet, safe, and relaxed lifestyle, this neighbourhood offers easy access to nature with three nearby parks and two tranquil lakes all within walking distance. Residents can enjoy a shale walking and biking trail just beyond the backyard gate, connecting you directly to the University of Lethbridge, the river valley, and an extensive trail system beyond.

Despite its proximity to amenities, Paradise Canyon offers serene surroundings with very low noise levels. Plus, for golf enthusiasts, the Paradise Canyon Golf Resort is just down the hill making it easy to fit in a quick round or enjoy a meal with a view.

If you don't want to miss out contact your realtor today to set up a time to view this beautiful home!

Built in 1993

## Essential Information

MLS® #	A2211624
Price	\$641,350
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	1,614
Acres	0.21
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	57 Canyon Boulevard W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6X6

### Amenities

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

### Interior

Interior Features	Quartz Counters, Central Vacuum, See Remarks, Skylight(s)
Appliances	Dishwasher, Central Air Conditioner, Double Oven, Dryer, Garburator, Garage Control(s), Gas Stove, Washer, Window Coverings, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stucco

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 23rd, 2025  
Days on Market                108  
Zoning                              R-L

**Listing Details**

Listing Office                    Grassroots Realty Group

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