

# \$419,900 - 3, 369 Canyon Boulevard W, Lethbridge

MLS® #A2219889

## \$419,900

3 Bedroom, 4.00 Bathroom, 1,631 sqft  
Residential on 0.00 Acres

Paradise Canyon, Lethbridge, Alberta

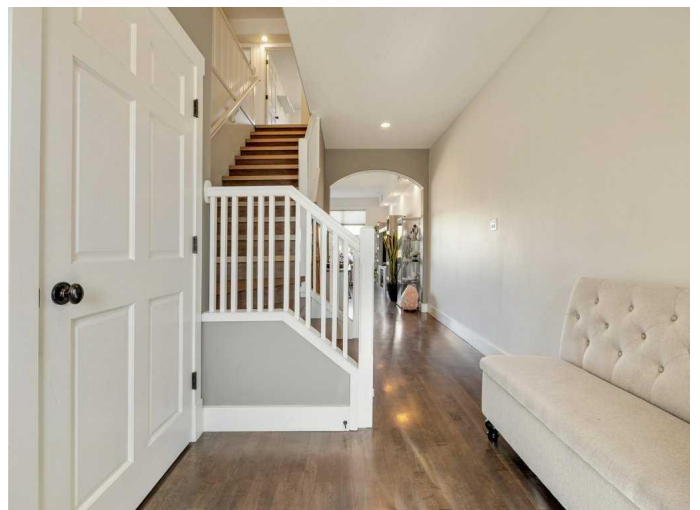
Opportunity to own a beautiful property at the Paradise Canyon Golf Course. This 2 storey home with attached single garage is fully developed. Amazing outdoor spaces including balcony off Primary Bedroom for your morning coffee with views to the east; enjoy your large deck with power awning to the west, 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          | \$419,900 |
| 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 |
| Subdivision | Paradise Canyon           |
| City        | Lethbridge                |
| County      | Lethbridge                |
| Province    | Alberta                   |
| Postal Code | T1K 6V2                   |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Golf Course            |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub    |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air                                                       |
| Cooling           | Central Air                                                      |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Basement, Gas                                                    |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Full                                                   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Awning(s), Balcony |
| 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 | 4             |
| Zoning         | DC            |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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