

\$329,000 - B, 410 Canyon Boulevard W, Lethbridge

MLS® #A2249214

\$329,000

2 Bedroom, 2.00 Bathroom, 1,262 sqft

Residential on 0.00 Acres

Paradise Canyon, Lethbridge, Alberta

For more information, please click the "More Information" button.

Welcome to Paradise Canyon Property. Incredible luxury condo living right on the 15th Fairway of the prestigious Paradise Canyon Golf Course. This two bedrooms two bathrooms home has been upgraded on the interior. It has a vinyl plank flooring, granite, countertops in kitchen and bathrooms. The Primary bedroom is spacious and boast of four piece ensuite with Jetted tub. The secondary bedroom very cleverly has a custom built Murphy bed. One of four units, this one is located on main level front walkout. The 32 foot southeast-facing deck gets fantastic morning and midday sun and shade in the evening. A hidden gem, boasts breathtaking views of the Old Man River Valley, with lush greenery, and rolling hills that provide a stunning backdrop for outdoor enthusiasts. Whether you enjoy hiking, biking or simply taking leisurely stroll, the nearby trails and parks invites you to explore the beauty of nature right at your doorstep. Discover the allure of this community where nature meets community. Paradise Canyon is a perfect balance of its stunning natural landscapes and compliments the vibrant lifestyle of southern Alberta which offers slower-paced ambiance and will appeal to those who enjoy spending time outdoors. This part of the city is excellent for those who like quiet surroundings, as the streets are usually specially peaceful. Lastly, there are a few public green spaces nearby for



residence to unwind in, which makes them very easy to access. Paradise Canyon provides easy driving access to shopping, dining and cultural attractions from Lethbridge vibrant downtown area. Important Condo Bylaws (no short term Rental Property allowed) The 4 Strata units have no amenities connected to the Paradise Canyon Golf Resort.

Built in 2001

Essential Information

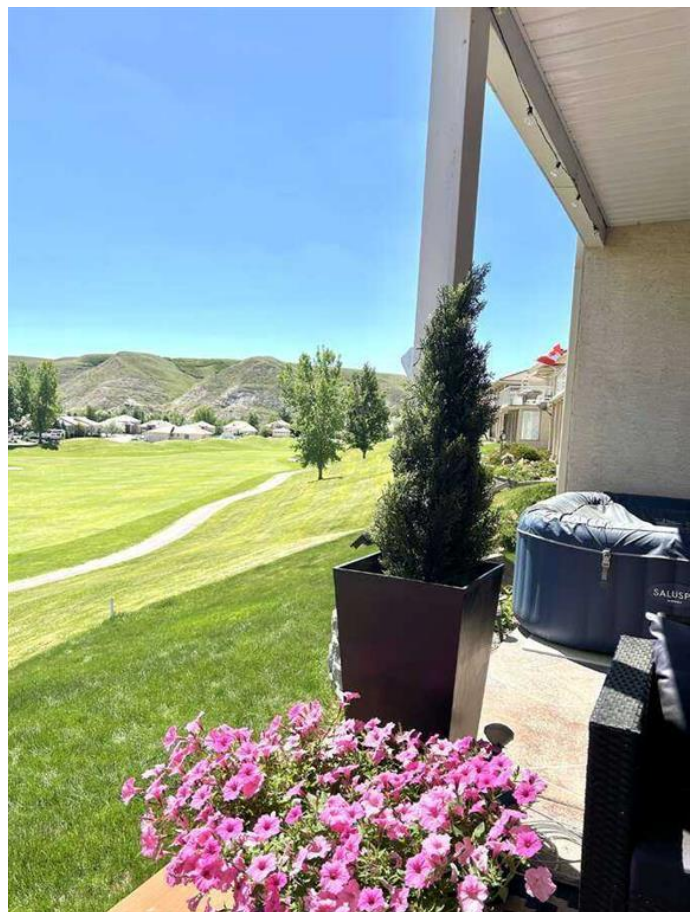
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|----------------|-------------------|
| MLS® # | A2249214 |
| Price | \$329,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,262 |
| Acres | 0.00 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | B, 410 Canyon Boulevard W |
| Subdivision | Paradise Canyon |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K 6V2 |

Amenities

| | |
|----------------|-------------------------------------|
| Amenities | Snow Removal |
| Parking Spaces | 2 |
| Parking | Parking Pad, Single Garage Attached |
| # of Garages | 1 |



Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 2 |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Storage |
| Lot Description | Landscaped, On Golf Course, Underground Sprinklers, Views |
| Roof | Clay Tile |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 15th, 2025 |
| Days on Market | 2 |
| Zoning | DC |
| HOA Fees | 1176 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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