\$330,000 - B, 410 Canyon Boulevard W, Lethbridge

MLS® #A2252086

\$330,000

2 Bedroom, 2.00 Bathroom, 1,262 sqft Residential on 0.21 Acres

Paradise Canyon, Lethbridge, Alberta

Welcome to Paradise Canyon 410-B Canyon Blvd W Lethbridge Property. Incredible luxury condo living right on the 15th Fairway of the prestigious Paradise Canyon Golf Course. This two bedrooms two bathrooms home is the bottom unit B and above is Unit A, this property 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. 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 ambience 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. This condo building has no connection to Paradise Canyon Golf Course & Resort amenities. Important condo







Built in 2001

Essential Information

MLS® # A2252086 Price \$330,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,262
Acres 0.21
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 Pad, Single Garage Attached

of Garages 1

Interior

Interior Features Built-in Features, Granite Counters, Jetted Tub, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave,

Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

of Stories 2

Exterior

Exterior Features Storage

Lot Description Landscaped, Views, On Golf Course, Underground Sprinklers

Roof Clay Tile

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed August 28th, 2025

Days on Market 1

Zoning DC

HOA Fees 1176

HOA Fees Freq. ANN

Listing Details

Listing Office 2 PERCENT REALTY

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