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

MLS® #A2225619

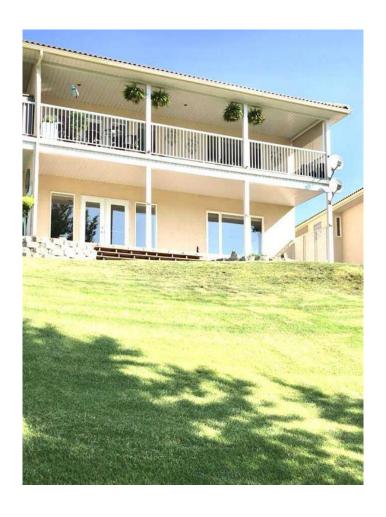
## \$329,000

2 Bedroom, 2.00 Bathroom, 1,262 sqft Residential on 0.00 Acres

Paradise Canyon, Lethbridge, Alberta

For more information, please click Brochure button.

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. One of four units, this one is located on main level, 3 Stairs 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 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. The 4 Flex Strata Building Units has no Connections to the Paradise Canyon Golf Course & Resort amenities and Strata Bylaws of No Short Term Rentals Allowed.

Built in 2001

#### **Essential Information**

MLS® # A2225619 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 Pad, Single Garage

# 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 May 28th, 2025

Days on Market 21

Zoning DC

HOA Fees 1176

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Easy List Realty

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