

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

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MLS® #A2225619

**\$329,000**

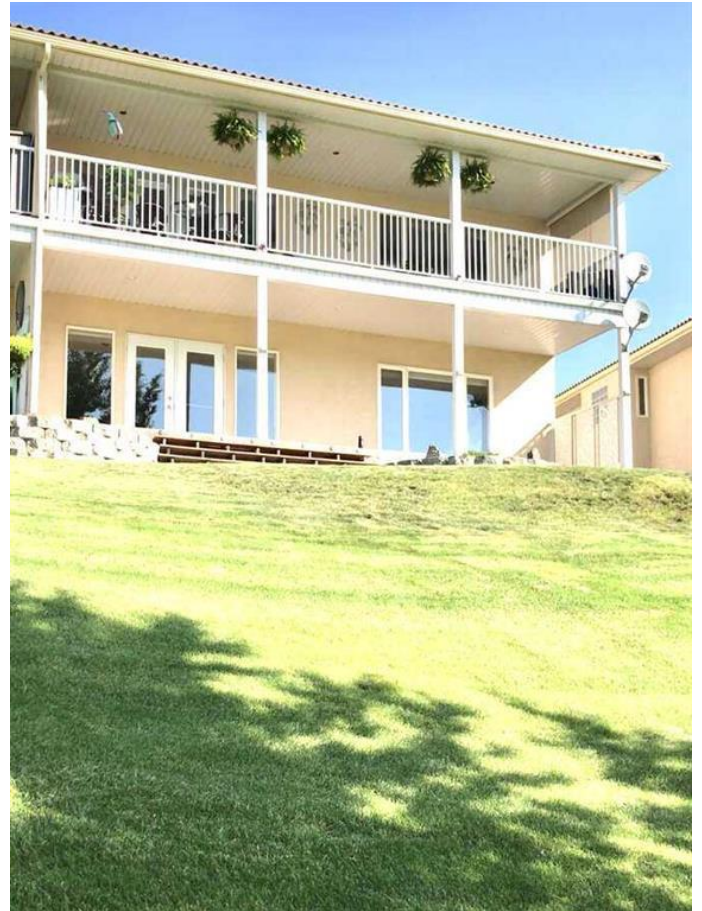
2 Bedroom, 2.00 Bathroom, 1,262 sqft

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	Parking Pad, Single Garage /
# of Garages	1

**Interior**

Interior Features	Granite Counters, Jetted Tub, No Animal Home, No Smoking Home,
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	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	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2
Basement	None

## 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	May 28th, 2025
Days on Market	35
Zoning	DC
HOA Fees	1176
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Easy List Realty
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