

\$625,000 - 255 Canyon Estates Way W, Lethbridge

MLS® #A2242891

\$625,000

5 Bedroom, 4.00 Bathroom, 1,692 sqft

Residential on 0.14 Acres

The Canyons, Lethbridge, Alberta

Welcome to your forever home in The Canyons—a beautifully designed retreat where your family can grow, gather, and create lasting memories.

This spacious, open-concept residence is perfect for modern family living and effortless entertaining. At the heart of the home is a gorgeous kitchen featuring a generous island ideal for casual meals, homework sessions, or catching up with friends. You'll love the brand-new stainless steel appliances, walk-in pantry, and picturesque backyard views that make cooking a joy.

The main living area flows seamlessly into the dining space and kitchen, creating a warm and inviting atmosphere—whether you're hosting holiday dinners, movie nights, or weekend birthday parties. On cooler evenings, gather around the cozy fireplace in the family room, and when the weather warms up, take the celebration outside with direct access to the backyard from the walk-out basement.

The main-floor primary suite is a true sanctuary, offering a peaceful escape with a luxurious ensuite that includes a walk-in shower, jetted tub, and an expansive walk-in closet. With four additional large bedrooms upstairs and downstairs, there's room for everyone—whether it's for family, guests, or a dedicated office or playroom.



With 3.5 well-appointed bathrooms and plenty of flexible space, this home blends comfort, style, and everyday functionality. Step outside to enjoy a private backyard oasis complete with a hot tub—perfect for unwinding after a long day or enjoying quiet evenings under the stars.

From everyday living to special family moments, this home truly has it all. Come see why families love living in The Canyons—schedule your private showing today with your favourite REALTOR®!

Built in 2012

Essential Information

MLS® #	A2242891
Price	\$625,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,692
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	255 Canyon Estates Way W
Subdivision	The Canyons
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5W7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Granite Counters
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn, Few Trees, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	82
Zoning	R-L

Listing Details

Listing Office	eXp Realty of Canada
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