

\$639,900 - 80 Canyon Boulevard W, Lethbridge

MLS® #A2263119

\$639,900

4 Bedroom, 4.00 Bathroom, 1,648 sqft

Residential on 0.17 Acres

Paradise Canyon, Lethbridge, Alberta

Welcome to 80 Canyon Blvd W – a fully finished and thoughtfully designed family home perched along the stunning Paradise Canyon coulee. With uninterrupted views of the rolling landscape and endless southern sunshine in the backyard, this 2-storey home offers one of the most desirable locations on the Westside. Inside, you™re welcomed by 1,648 sqft above grade and a total of 4 bedrooms and 3.5 bathrooms. The main floor is warm and inviting, featuring a spacious living room with a gas fireplace, a separate dining room, and an updated kitchen with a cozy breakfast nook. Large windows line the back of the home to take full advantage of the breathtaking coulee views™a backdrop you™ll appreciate every day. Upstairs are 3 bedrooms and 2 full bathrooms, including a bright and elegant primary retreat with a beautiful en-suite featuring dual vanities and a walk-in shower. The lower level is a fantastic bonus for extended family or guests, complete with an in-law style setup that includes a kitchenette, family room with second gas fireplace, full bathroom, and additional bedroom. Step outside and enjoy the peaceful setting from the two-tiered deck overlooking the elegantly landscaped south-facing backyard. Backing directly onto green-space before the coulee edge, this property offers privacy, beauty, and a lifestyle connected to nature. Additional highlights include: Heated double attached garage. Central A/C. Gas fireplace on both main and lower levels. Quiet,



established neighbourhood in Paradise Canyon. Close to golf, paths, parks, and amenities. Homes in locations like this rarely come to market—this is your chance to experience coulee living at its finest.

Built in 2003

Essential Information

MLS® #	A2263119
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,648
Acres	0.17
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	80 Canyon Boulevard W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6W7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Skylight(s)
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Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Views, Underground Sprinklers
Roof	Cedar Shake
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	6
Zoning	R-L

Listing Details

Listing Office	Lethbridge Real Estate.com
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