

**3, 369 Canyon Boulevard W  
Lethbridge, Alberta**

**MLS # A2219889**



**\$399,900**

<b>Division:</b>	Paradise Canyon		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,631 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	On Golf Course		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 370
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub		

**Inclusions:** Built-In Vac & Water Softener are "AS IS" (never used) All window coverings, rods & Blinds, Power Awning on Upper Back Deck. Security System with Telus \$57.00/month

Opportunity to own a beautiful property at the Paradise Canyon Golf Course. This 2 storey home with attached single garage is fully developed. Amazing outdoor spaces including balcony off Primary Bedroom for your morning coffee with views to the east; enjoy your large deck with power awning to the west, plus covered patio from the basement level. Main floor has 2 piece bath off garage, which leads to the open kitchen, dining and livingroom. Upper level has 2 good size bedrooms, separate laundry room, 3 piece bath with big shower, primary with walk-in closet and jetted tub ensuite & separate shower. Basement is developed by large family room with gas fireplace, 2 piece bath and large storage room. This home is perfect for entertaining. This home has been extremely well maintained, with updated lighting, paint and would be a pleasure to call home.