

**504 Gold Canyon Place S
Lethbridge, Alberta**

MLS # A2228197



\$1,698,000

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,896 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Insulated, Triple Garage Attached		
Lot Size:	0.40 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Wet Bar		

Inclusions: N/A

COMING SOON! Due to be completed by December 1, 2025. This absolutely gorgeous 3-5 bedroom bungalow has a walk-out lower level to the backyard with a fantastic view of the City. The 1237 sq ft triple garage is a must for the car enthusiast. There is rough in for overhead heater as well as rough in for underfloor heating in the garage.