

**0, 25 Canyon Court W
Lethbridge, Alberta**

MLS # A2252225



\$265,000

Division:	Paradise Canyon		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,352 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Garbage Collection, Sewer, W
Features:	High Ceilings, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions:	Furnance, hot water tank
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This one-level condo is as cozy as they get. Defined by its original, bulky spaces and a design that's distinctly spacious. Master bedroom overlooks the front street through a bay window showcasing a stunning view of the Lethbridge coulees. The 2nd bedroom provides its own view from a private balcony. The kitchen is the heart of the home with windows overlooking the green lush lawn of the golf course and the passage of the occasional wildlife. This grand condo offers original oak cabinets with brass hardware, a central island offering ample counter space, a living area grand in scale with a gas fireplace built-in. The ensuite bathroom is another focus of this condo with his/her sinks and lots of cabinet space. This exclusive Golf community provides for a beautiful clubhouse, a circuit of walk-paths and a lifestyle that is sure to make you feel right at home. Current lease with tenant is until February 28, 2026