

**704 Gold Canyon Bay S
Lethbridge, Alberta**

MLS # A2276122



\$1,598,000

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|------------------|---|---------------|------------------|
| Division: | Southridge | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,680 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 2 half |
| Garage: | Insulated, Off Street, Triple Garage Attached | | |
| Lot Size: | 0.33 Acre | | |
| Lot Feat: | City Lot, Cul-De-Sac | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s) | | |

Inclusions: N/A

Currently under construction, this beautiful home located in prestigious Gold Canyon Estates in a quiet cul-de-sac on a 1/3 acre pie shaped lot features three bedrooms, four bathrooms, a flex room, great room , family room, games room and much more. You can still choose your style of cabinets, floor coverings, wall colors, etc.