

**2, 373 Canyon Boulevard W
Lethbridge, Alberta**

MLS # A2296448



\$229,900

Division:	Paradise Canyon		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.00 Acre		
Lot Feat:	No Back Lane, No Neighbours Behind, On Golf Course		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, A/C

Welcome to this wonderfully spacious ground-level 1-bedroom, 2-bath condo, perfectly positioned for comfort, convenience, and a front-row seat to nature's best moments. Step inside to a large foyer with a generous storage/closet area that sets the tone for the rest of this well-designed home. The kitchen offers plenty of cabinet and counter space, making meal prep a breeze. From there, flow into the expansive living room, complete with a charming stone gas fireplace and built-in shelving — the ideal spot to unwind after a long day. The primary bedroom is impressively large, featuring direct patio access and a spacious ensuite with a jetted tub and separate shower. It's the kind of retreat that makes you look forward to coming home. Outside, your patio backs directly onto Hole #11, giving you peaceful views, spectacular sunsets, and the occasional cameo from deer, eagles, and the odd wild golfer. You're also just a short walk from the river, clubhouse, tennis courts, and restaurant, making it easy to enjoy the lifestyle this community is known for. This condo shows beautifully and offers a rare blend of space, serenity, and convenience — a perfect fit for anyone looking to live comfortably while staying connected to nature and amenities.