

**1, 398 Canyon Boulevard W  
Lethbridge, Alberta**

**MLS # A2311892**



**\$375,000**

<b>Division:</b>	Paradise Canyon		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bungalow		
<b>Size:</b>	1,207 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Front Yard, Lawn, No Back Lane, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 101
<b>Basement:</b>	Other	<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), Quartz Counters		

**Inclusions:** Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Window Coverings, A/C

Welcome to Unit 1, 398 Canyon Boulevard W, a beautifully updated condo located in the desirable community of Paradise Canyon. Overlooking the golf course and coulee views, this home offers a peaceful setting with modern updates and spacious living areas. The condo features 2 large bedrooms and 2 bathrooms, one bedroom has a 3-piece ensuite and the other has a Jack & Jill access to the 4-piece bathroom for added privacy and convenience. Recent upgrades include brand new appliances, new flooring, quartz countertops, updated light fixtures and matching hardware, and modernized finishes throughout, creating a clean and move-in ready space. This unit takes full advantage of the surrounding views, while the attached double car garage provides secure parking and additional storage space. Located near Paradise Canyon Golf Resort, walking paths, and westside amenities, this property offers a low-maintenance lifestyle in a scenic location. With its spacious layout, tasteful updates, and stunning golf course and coulee views, Unit 1, 398 Canyon Boulevard W offers comfortable condo living in one of Lethbridge's most sought-after westside communities. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.