

33 Canyon Court W Lethbridge, Alberta

MLS # A2337117



\$320,000

Division:	Paradise Canyon		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,352 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 250
Basement:	Other	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Window Coverings, A/C, Garage Door Opener & Remote

Welcome to 33 Canyon Court W, a spacious and inviting condo perfectly nestled in the desirable community of Paradise Canyon. From the moment you step inside, you are greeted by an abundance of natural light streaming through expansive windows that showcase breathtaking, panoramic views of the surrounding coulees. The heart of the home centers around a bright, airy living room anchored by a cozy fireplace, seamlessly flowing into a dedicated dining area made for entertaining. The well-appointed kitchen boasts ample cabinet space, full major appliances, and a charming breakfast nook that opens directly onto a private deck with a gas hook-up for a BBQ—an ideal spot to sip your morning coffee while soaking in the stunning scenery. Designed with both comfort and functionality in mind, the layout features a convenient main-floor laundry area, a full 4-piece bathroom, and two generous bedrooms. The primary suite serves as a serene retreat complete with its own 3-piece ensuite, while the second bedroom enjoys private access to a separate balcony, giving this unit multiple distinct outdoor spaces to take in the fresh air. Rounding out the home is a spacious dedicated storage room and a coveted double attached garage. Located just moments from the University of Lethbridge, premier golfing, parks, walking paths, and essential west-side amenities, this home effortlessly combines a practical floor plan with an unbeatable, scenic lifestyle. Interested in a tour? Be sure to check out the video walkthrough available in the links tab, or search the property address directly on YouTube.