

**A, 414 Canyon Boulevard W
Lethbridge, Alberta**

MLS # A2340630



\$364,900

Division:	Paradise Canyon		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,301 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: NA

Welcome to your own piece of Paradise! Located in desirable Paradise Canyon and overlooking the 15th hole of the golf course, this 2 bedroom, 2 bathroom condo combines incredible views with an easy, low-maintenance lifestyle. Step inside and you'll immediately appreciate the bright, comfortable layout. The former French doors have been replaced with a large 3-panel sliding door, bringing in an abundance of natural light and opening the living space to those beautiful golf course and coulee views. A cozy gas fireplace and central air conditioning add to the year-round comfort. The primary bedroom features a new triple-pane window, along with its own full ensuite complete with a walk-in shower and jetted tub. A second bedroom and full bathroom provide great space for guests, a home office or whatever works for your lifestyle. Head outside to the large south-facing balcony overlooking the golf course and coulees—an incredible spot for morning coffee, evening drinks, BBQing or simply sitting back and enjoying the view. An attached single garage provides secure parking plus additional storage, while condo living means no yard work and no snow removal to worry about. Lock the door, travel when you want, golf when you want, or simply stay home and enjoy the setting. If you're looking to simplify without giving up space, comfort or an incredible location, this one deserves a look. Live in your own Paradise!