

7 Canyon Court W Lethbridge, Alberta

MLS # A2342010



\$365,000

Division:	Paradise Canyon		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	1,350 sq.ft.	Age:	1991 (35 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Landscaped, Lawn, On Golf Course, Open Lot, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 290
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Jetted Tub, Recreation Facilities, Stone Counters, Storage, Vaulted Ceiling(s)		
Inclusions:	Blinds		

Paradise Canyon Living – Your Everyday Holiday Awaits. Welcome to this beautiful 2-bedroom, 2-bathroom condo in the peaceful and highly desirable Paradise Canyon community, where stunning views, golf-course living and a relaxed lifestyle come together. From the moment you arrive, you'll feel like you've escaped the hustle and bustle of everyday life. Quiet, peaceful and away from traffic noise, this home truly feels like being on holiday every day. This upper floor condo features brand-new vinyl plank flooring throughout the majority of the house, offering a fresh, modern look while also making the home durable and pet-friendly. The bright, open-concept living area features vaulted ceilings, modern light fixtures and a cozy fireplace, creating the perfect space to relax on cool winter evenings. The modern kitchen offers soft-close cabinet doors and drawers, combining style and functionality with a clean, contemporary feel. The kitchen opens directly onto a private balcony overlooking the Paradise Canyon golf course, creating the perfect space for an afternoon BBQ, watching golfers enjoy the course, or relaxing with a drink while taking in a beautiful Alberta sunset. The primary bedroom is a private retreat, featuring a spacious ensuite with a jetted bathtub and double vanity, along with a double closet providing plenty of storage. The second bedroom is something special, opening onto its own balcony with a beautiful view of the coulees. Imagine starting your morning with a cup of coffee while watching the sunrise over the coulees — or simply enjoying the peaceful scenery from your own private outdoor space. A second 4-piece bathroom completes the living space. The property also offers a tandem garage with parking for two smaller vehicles, plus an impressive amount of additional storage. The garage includes a large storage area

with built-in shelving, as well as a separate mechanical room, providing excellent space for seasonal items, recreational equipment and all the extras you need. And then there is the Paradise Canyon lifestyle. Enjoy the convenience of having the clubhouse just moments away, with a restaurant, gym, swimming pool and golf shop, as well as a driving range where you can practice your swing. Whether you're an avid golfer or simply enjoy the peaceful atmosphere and beautiful surroundings, there is something here for everyone. This is more than just a condo — it's a lifestyle. Come home to Paradise Canyon, where every day feels a little more like a vacation.