Anne French
Your REALTOR®
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403-894-9537
anne@locknkeyrealty.ca

319 Canyon Boulevard W
Lethbridge, Alberta

MLS # A2356229

$899,900

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,798 sq.ft.	**Age:**	2020 (6 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped, On Golf Cour		

Heating:	Forced Air	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	Clay Tile	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	DC
Foundation:	See Remarks	**Utilities:**	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Central A/C, Window Coverings

Paradise isn’t just the name of the community. It’s the feeling you get each time you come home. This custom walkout bungalow offers incredible views of the 13th fairway and the Oldman River, along with the space, quality and thoughtful construction you’ll rarely find. The main floor features 9 foot ceilings and a bright open concept layout connecting the kitchen, dining area and living room. The kitchen offers plenty of cabinetry, a large island with an eating bar and a great setup for entertaining. The living room features a beautiful fireplace, while the patio off the dining area is the perfect place to enjoy your morning coffee or evening happy hour. The main floor features a beautiful master bedroom with an impressive ensuite. The master suite has a walk-in shower, and a great stand alone tub. The fully developed walkout level includes two additional bedrooms, a huge family room, another fireplace and a wet bar. This home was built with quality in mind, including 26 piles extending to bedrock, additional steel, concrete and I beams. There is also a three foot crawl space below the walkout level for the floor joists, plumbing and heating, with heating ducts positioned at floor level. Completing the property is an incredible triple garage measuring just over 1,000 square feet. Take a look through the photos and virtual tour, then call your REALTOR® to experience this truly one of a kind home.

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