

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

MLS # A2207722



\$339,900

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|------------------|---|---------------|-------------------|
| Division: | Paradise Canyon | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit, Attached-Up/Down | | |
| Size: | 1,217 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Insulated, Single Garage Attached | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | \$ 0 |
| Basement: | - | LLD: | - |
| Exterior: | Stucco | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan | | |

Inclusions: Fridge, stove, dishwasher, OTR Microwave, window coverings, Washer, Dryer, Central AC, FURNITURE could be included.

Paradise Canyon. What more can you say. Backing onto the golf course is this beautifully updated condo. It's nestled right on Hole 15 of the Paradise Canyon Golf Course! This stunning 2-bedroom, 2-bathroom home offers incredible views of the coulees, the river and the course from a spacious south-facing balcony – perfect for soaking in the scenery. Step inside to find an open and inviting layout featuring a cozy gas fireplace, central air conditioning, and two generously sized bedrooms. The master suite has a great master bathroom and a large walk-in closet. The kitchen has been fully renovated and features modern appliances, updated cabinetry, and sleek flooring throughout the main living areas. The large single attached garage provides plenty of space for parking and additional storage. Don't miss your chance to own a piece of paradise in this unique and peaceful golf course community!