

## 4 Canyon Court W Lethbridge, Alberta

**MLS # A2210304**



**\$289,900**

<b>Division:</b>	Paradise Canyon		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Cul-De-Sac, Landscaped, Underground Sprinklers, View		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 378
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** NA

Welcome to Paradise Canyon, where comfort meets convenience in this well-appointed upper-level condo with beautiful valley views from the rear deck and a small front sitting area perfect for your morning coffee. This 2-bedroom, 2-bathroom home offers a bright and functional layout with vaulted ceilings, a gas fireplace, and plenty of natural light throughout. The open-concept design connects the kitchen, dining, and living areas—ideal for both relaxing and entertaining. The home comes with all kitchen appliances plus washer and dryer, and also features main floor laundry, central A/C, and an attached garage for added convenience. Residents enjoy access to resort-style amenities, including a pool and hot tub, fitness centre, racquet courts, and an on-site restaurant and lounge. Pets are permitted with some restrictions, and condo fees (including the Homeowners Association fee) are \$378.29/month. If you're looking for low-maintenance living in a scenic golf course community, this home is worth a look. Check out the photos and virtual tour to see everything it has to offer.