

# \$339,900 - A, 414 Canyon Boulevard W, Lethbridge

MLS® #A2207722

**\$339,900**

2 Bedroom, 2.00 Bathroom, 1,217 sqft  
Residential on 0.20 Acres

Paradise Canyon, Lethbridge, Alberta

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. Whether you're looking for a full-time residence, a long-term rental, or a short-term getaway, this condo fits the bill. It has been successfully used as both an Airbnb and a rental, and it can come fully furnished, making it truly turn-key. Don't miss your chance to own a piece of paradise in this unique and peaceful golf course community!

Built in 2001

## Essential Information

MLS® #                   A2207722

Price                     \$339,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,217
Acres	0.20
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit, Up/Down
Status	Active

### **Community Information**

Address	A, 414 Canyon Boulevard W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6V2

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Insulated, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
# of Stories	1

### **Exterior**

Exterior Features	Other
Roof	Clay Tile

Construction      Stucco

### **Additional Information**

Date Listed      April 2nd, 2025

Days on Market      1

Zoning      DC

HOA Fees      98

HOA Fees Freq.      MON

### **Listing Details**

Listing Office      Lethbridge Real Estate.com

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