



**GRASSROOTS**  
REALTY GROUP

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**504 Gold Canyon Place S  
Lethbridge, Alberta**

**MLS # A2228197**



**\$1,698,000**

<b>Division:</b>	Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,896 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.40 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Cul-De-Sac, No Neighbours Behind,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Wet Bar		

**Inclusions:** N/A

COMING SOON! Due to be completed by December 1, 2025. This absolutely gorgeous 3-5 bedroom bungalow has a walk-out lower level to the backyard with a fantastic view of the City. The 1237 sq ft triple garage is a must for the car enthusiast. There is rough in for overhead heater as well as rough in for underfloor heating in the garage.