



GRASSROOTS
REALTY GROUP

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7 Canyon Court W Lethbridge, Alberta

MLS # A2229706



\$313,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Paradise Canyon | | |
| Type: | Residential/Four Plex | | |
| Style: | Townhouse-Stacked | | |
| Size: | 1,345 sq.ft. | Age: | 1991 (34 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Carport, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Close to Clubhouse, Landscaped, Lawn, On Golf Course, Open Lot, Views | | |

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|--------------------|---|-------------------|--------|
| Heating: | Exhaust Fan, Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | \$ 250 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | Perimeter Wall, Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Recreation Facilities, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows | | |
| Inclusions: | n/a | | |

For more information, please click Brochure button. Discover the epitome of luxury living in this stunning 2-bedroom, 2-bathroom condo, situated on the second Level of the prestigious Paradise Canyon. Featuring modern upgrades throughout, this home is a true gem. The spacious primary bedroom offers breathtaking views of the coulees, while the second bedroom boasts a charming walkout balcony. With ceilings soaring over 9 feet high, the living room provides an open and airy feel, perfect for relaxing or entertaining. The kitchen and dining area flow seamlessly onto a private patio, where you can fully immerse yourself in the serene Coulee Views. Step outside and explore the walking trails, ideal for invigorating winter strolls or peaceful summer evenings. The Building Property has No Amenities connection to the Paradise Canyon Golf Resort. This exceptional home delivers on every front. A perfect 10/10 in every way!