



**GRASSROOTS**  
REALTY GROUP

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**19 Canyon Court W  
Lethbridge, Alberta**

**MLS # A2243472**



**\$305,000**

<b>Division:</b>	Paradise Canyon		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,247 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, On Golf Course		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 268
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Kitchen Island, Quartz Counters, Storage		

**Inclusions:** None

Rare opportunity to own this GROUND FLOOR two-bedroom corner unit backing onto the exclusive Paradise Canyon golf course! These ground floor units are rare, and even more rare is getting one which has JUST been UPDATED - you can still smell the new materials (quartz counters, fixtures, paint, etc) and the new flooring! First thing you'll notice is the quiet court location, which when combined with the golf course behind means this unit really provides the tranquility you expect. Need garage space? This unit not only offers private drive parking, but there is also a two car (maybe even 3 car) 39 feet DEEP tandem garage with direct access to the unit. Once you step inside, you'll immediately notice the work which has just been completed. The eat-in kitchen, complete with prep island, features BRAND NEW appliances, flooring, etc, access to laundry area and a walk-out to a vinyl covered deck with BBQ gas line and steps leading to the rear yard area - wait till you stand there and see how quiet it is! Need more dining space? This unit features a large dining area (perfect for that buffet & hutch) which blends nicely into the spacious living area with cozy gas fireplace. The updated 4-piece bathroom is perfect for guests. The 2nd bedroom features a walk-out to a private deck, making this room ideal for a guest bedroom or home office with a GREAT view! Double french doors lead to the romantic primary bedroom complete with triple closet doors, a spectacular view and an equally spectacular NEW 5-piece ensuite. Need to feel cool? No problem, this unit also features AC. Storage an issue? Just wait till you walk into the private storage room (or hobby room) located just off the garage. This small building of only four units is super quiet and is self managed by the four unit owners...allowing the condo fees to be low, no small details are overlooked and no wasteful spending. Be

sure to see this unit soon!