



GRASSROOTS
REALTY GROUP

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**B, 410 Canyon Boulevard W
Lethbridge, Alberta**

MLS # A2249214

\$329,000



Division:	Paradise Canyon		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,262 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, On Golf Course, Underground Sprinklers, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 125
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Inflatable Outdoor Tub

For more information, please click the "More Information" button. Welcome to Paradise Canyon Property. Incredible luxury condo living right on the 15th Fairway of the prestigious Paradise Canyon Golf Course. This two bedrooms two bathrooms home has been upgraded on the interior. It has a vinyl plank flooring, granite, countertops in kitchen and bathrooms. The Primary bedroom is spacious and boast of four piece ensuite with Jetted tub. The secondary bedroom very cleverly has a custom built Murphy bed. One of four units, this one is located on main level front walkout. The 32 foot southeast-facing deck gets fantastic morning and midday sun and shade in the evening. A hidden gem, boasts breathtaking views of the Old Man River Valley, with lush greenery, and rolling hills that provide a stunning backdrop for outdoor enthusiasts. Whether you enjoy hiking, biking or simply taking leisurely stroll, the nearby trails and parks invites you to explore the beauty of nature right at your doorstep. Discover the allure of this community where nature meets community. Paradise Canyon is a perfect balance of its stunning natural landscapes and compliments the vibrant lifestyle of southern Alberta which offers slower-paced ambiance and will appeal to those who enjoy spending time outdoors. This part of the city is excellent for those who like quiet surroundings, as the streets are usually specially peaceful. Lastly, there are a few public green spaces nearby for residence to unwind in, which makes them very easy to access. Paradise Canyon provides easy driving access to shopping, dining and cultural attractions from Lethbridge vibrant downtown area. Important Condo Bylaws (no short term Rental Property allowed) The 4 Strata units have no amenities connected to the Paradise Canyon Golf Resort.

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