



GRASSROOTS
REALTY GROUP

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0, 25 Canyon Court W
Lethbridge, Alberta

MLS # A2252225



\$289,900

Division:	Paradise Canyon		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,352 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	Electricity, Natural Gas, Garbage Collection, Sewer, W
Features:	High Ceilings, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions:	Furnance, hot water tank
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This 1993 one-level condo is a trip back in time, defined by its original, bulky spaces and a design aesthetic that's distinctly of its era. The floor plan is generous. Rooms are partitioned with solid walls, creating separate areas rather than an open-concept flow. The kitchen is the heart of the home with windows overlooking the green lush lawn of the golf course and up the distinctive coulees of the river bottom. Original oak cabinets with brass hardware and white appliances. A central island offering ample counter space. The living area is similarly grand in scale with wall-to-wall beige carpeting distinct of the 90s . A gas fireplace built-in is framed cream white tiles and oak moulding. The primary bedroom is generous in size overlooking the street over a bay window. The ensuite bathroom is another focus of this condo with his/her sinks and lots of cabinet space. Just a hop away from the clubhouse and a circuit of walk-paths providing stunning views no matter in which direction you look.