



**GRASSROOTS**  
REALTY GROUP

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**211 Canyon Boulevard W  
Lethbridge, Alberta**

**MLS # A2273541**



**\$400,000**

<b>Division:</b>	Paradise Canyon		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,272 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Close to Clubhouse		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Concrete
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	DC
<b>Utilities:</b>	-

**Inclusions:** n/a

Experience year around resort-style living in this beautifully updated half-duplex in Paradise Canyon. The open main floor is filled with natural light and features a warm living area and convenient kitchen, plus a main-floor primary bedroom complete with a jetted tub in the generous en-suite. Take in gorgeous views of the golf course and river coulee right from your window. The fully finished lower level includes a spacious family room with fireplace and walkout to lower patio, and the large double attached garage offers plenty of storage and convenience. Steps from the clubhouse and surrounded by scenic beauty, this home truly feels like a getaway.