



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**704 Gold Canyon Bay S  
Lethbridge, Alberta**

**MLS # A2276122**



**\$1,598,000**

<b>Division:</b>	Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,680 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Insulated, Off Street, Triple Garage Attached		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Currently under construction, this beautiful home located in prestigious Gold Canyon Estates in a quiet cul-de-sac on a 1/3 acre pie shaped lot features three bedrooms, four bathrooms, a flex room, great room, family room, games room and much more. You can still choose your style of cabinets, floor coverings, wall colors, etc.