



**211 Canyon Boulevard W
Lethbridge, Alberta**

MLS # A2279135



\$395,000

Division: Paradise Canyon

Type: Residential/Duplex

Style: Attached-Side by Side, Bungalow

Size: 1,272 sq.ft. **Age:** 1991 (35 yrs old)

Beds: 2 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.14 Acre

Lot Feat: Backs on to Park/Green Space, Close to Clubhouse

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood

Sewer: -

Roof: Concrete

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: DC

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

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.