



**325 Canyon Boulevard W  
Lethbridge, Alberta**

**MLS # A2286467**



**\$659,900**

<b>Division:</b>	Paradise Canyon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,539 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Landscaped, On Golf Course, Street Lighting, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Piling(s), Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Washer and Dryer in basement.

Perfectly positioned backing onto the 13th green, this beautifully maintained bungalow offers breathtaking views of the fairway, the Oldman River, and Lethbridge's iconic coulees. Enjoy maintenance-free living in one of the city's most sought-after golf course communities, complete with monthly HOA convenience. The main floor features a bright, open-concept design ideal for both everyday living and entertaining. The spacious kitchen flows seamlessly into the dining and living areas, creating an inviting atmosphere highlighted by large windows that capture the incredible scenery. Step out onto the expansive deck overlooking the 13th fairway &mdash; the perfect spot for morning coffee or to unwind in the evening. The primary bedroom retreat includes a 4-piece ensuite complete with a relaxing jetted tub. A second bedroom AND dedicated office space provide flexibility for guests or those working from home. Downstairs, you'll find an illegal suite offering excellent opportunities for extended family or potential revenue. The lower level includes a large kitchen, cozy living room with gas fireplace, two bedrooms, in-suite laundry, and a walkout to a covered patio &mdash; all with continued views of the beautifully landscaped golf course setting. Recent updates provide peace of mind, including freshly painted main level, laminate flooring, appliances (3 years old), serviced furnace, central A/C, and central vacuum, all in good working order. Paradise Canyon Golf Resort Memberships can be purchased to enjoy the use of the fitness facilities. If you've been dreaming of serene views, golf course living, and low-maintenance convenience &mdash; this is your opportunity.