



**4, 369 Canyon Boulevard W  
Lethbridge, Alberta**

**MLS # A2288683**



**\$400,000**

<b>Division:</b>	Paradise Canyon		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,613 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Desert Back, Native Plants, No Neighbours Behind, On Golf Course		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 370
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Jetted Tub, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, hood fan, microwave, dishwasher, washer, dryer, central air conditioner, garage door opener + remote, window coverings

A fully finished home in Paradise Canyon, enjoying close proximity to the Paradise Canyon Golf Resort and bountiful coulee paths with Oldman River access. This quiet part of Lethbridge is an ideal location for those wanting to live around nature and outdoor activities. This 3 bedroom home has 2 full bathrooms and 2 half bathrooms, a walk-up to grade basement and single attached garage. The main floor is bright and welcoming with a west-facing deck, gorgeous hardwood floors, custom kitchen and 2 piece bathroom. The second floor hosts all three bedrooms, including a primary with large walk-in closet and 4 piece ensuite bathroom. There is another 4 piece bathroom and laundry room rounding out the second floor. The basement family room boasts a gas fireplace, covered patio, storage space and 2 piece bathroom.