



**2, 373 Canyon Boulevard W  
Lethbridge, Alberta**

**MLS # A2296448**



**\$229,900**

<b>Division:</b>	Paradise Canyon		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	No Back Lane, No Neighbours Behind, On Golf Course		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, A/C

Welcome to this wonderfully spacious ground-level 1-bedroom, 2-bath condo, perfectly positioned for comfort, convenience, and a front-row seat to nature's best moments. Step inside to a large foyer with a generous storage/closet area that sets the tone for the rest of this well-designed home. The kitchen offers plenty of cabinet and counter space, making meal prep a breeze. From there, flow into the expansive living room, complete with a charming stone gas fireplace and built-in shelving &mdash; the ideal spot to unwind after a long day. The primary bedroom is impressively large, featuring direct patio access and a spacious ensuite with a jetted tub and separate shower. It's the kind of retreat that makes you look forward to coming home. Outside, your patio backs directly onto Hole #11, giving you peaceful views, spectacular sunsets, and the occasional cameo from deer, eagles, and the odd wild golfer. You're also just a short walk from the river, clubhouse, tennis courts, and restaurant, making it easy to enjoy the lifestyle this community is known for. This condo shows beautifully and offers a rare blend of space, serenity, and convenience &mdash; a perfect fit for anyone looking to live comfortably while staying connected to nature and amenities.