



**354 Canyon Meadows Road W
Lethbridge, Alberta**

MLS # A2137381



\$582,900

Division:	The Canyons		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,448 sq.ft.	Age:	2019 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Modern and elegant Cedar Ridge bi-level Edgemont Plan. Street appeal galore! Fully developed Paradise Canyon home, on quiet street, boasts over 2258 sq ft, backing onto a future green strip. Inside this home you will find nine-foot main floor ceilings, a gourmet open kitchen with custom cabinets, large island, quartz countertops, and inviting. The main level also includes the primary bedroom fitted with a walk-in closet and ensuite, with a custom shower and dual sinks. Also located on the main level is laundry and a half bath. Upstairs, there are 2 bedrooms and another full bathroom. What a great set up for the kids! The fully developed basement is very roomy, with a spacious family room and large fourth bedroom and full bathroom. Ample storage is available in the downstairs furnace room and under the stairs. Enjoy the oversized garage that is insulated and painted. You will love the outdoors too with a deck(with gas line), spacious yard, professional landscaping, underground sprinklers and a large concrete/stone pad for seating and entertaining in the backyard