



**17 Canyon Court W
Lethbridge, Alberta**

MLS # A2143258



\$255,000

Division:	Paradise Canyon		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,358 sq.ft.	Age:	1992 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Close to Clubhouse, Lawn, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, stove, dishwasher, washer, dryer

Welcome to 17 Canyon Ct W, a stunning luxury condo nestled in the tranquil neighborhood of Lethbridge, near the sublime Paradise Canyon Golf & Country Club. This splendid property, a gem on the market, offers an unparalleled opportunity for both homeownership and investment. As you step inside, you'll discover a refined living space featuring two gracious bedrooms and two modern bathrooms, perfect for comfort and privacy. The condo is designed with sophistication, focusing on spacious, well-lit rooms that invite relaxation and exude a welcoming atmosphere. Nature enthusiasts and golf aficionados will be thrilled with the condo's proximity to one of Lethbridge's premier attractions—the Paradise Canyon Golf Resort. Imagine starting your day with a refreshing golf round in your backyard or simply enjoying the lush green views from your window. For those who prioritize practicality, this property boasts essential amenities including ample parking space—ensuring convenience right from the moment you arrive. The area is not only safe and quiet but also brimming with potential for rental income, an attractive prospect for savvy investors. Living here means you're just moments away from both leisure and outdoor activities, offering a balanced lifestyle surrounded by stunning natural landscapes. This condo is not just a home; it's a retreat in one of the most coveted areas, waiting to bring joy and peaceful living to its new owners. Capture the essence of luxury living and make your move to 17 Canyon Court W—where life's conveniences meet the serenity of golf resort living.