



GRASSROOTS
REALTY GROUP

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**6, 6 Canyon Court W
Lethbridge, Alberta**

MLS # A2144364



\$275,000

Division:	Paradise Canyon		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,184 sq.ft.	Age:	1993 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 354
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Walk-In Closet(s)		

Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Garage Door Opener and 2 Remotes, A/C
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Welcome to this inviting two-bedroom condo unit located in the heart of Paradise Canyon. Revel in the breathtaking views of the surrounding coulees and the prestigious Paradise Canyon Golf Resort. This well-maintained and bright unit features an open floor plan, with laminate flooring flowing seamlessly throughout the main living areas. The spacious living room is perfect for relaxation, while the kitchen boasts a charming dining nook and an east-facing covered balcony, ideal for enjoying stunning sunrises. The primary bedroom is generously sized, complete with a walk-in closet and an ensuite bathroom with a shower. A second bedroom, a full bathroom, and a laundry area in the mudroom add to the convenience. This home also includes a single attached garage. Whether you're looking to downsize for retirement or enjoy an active lifestyle with nearby golfing, tennis, and pickleball, this condo offers the perfect setting.