



**30 Canyon Boulevard W
Lethbridge, Alberta**

MLS # A2158769



\$679,000

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,777 sq.ft.	Age:	1999 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Landscaped, Underground Sp		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s)

Inclusions: Shed

Immaculate, one owner bungalow with a view, backing onto the coulees! Very spacious home with tasteful architectural features throughout, such as vaulted ceilings, display shelves, skylight, wrap around breakfast bar and feature walls with beautiful built-ins. Large kitchen and family eating area, that opens up to the private covered deck where you can enjoy the thoughtful landscaping and nature views. With almost 1,800 sqft up and down, none of the rooms in this house are small. The primary bedroom ensuite has a private area for shower, toilet and a separate jetted tub plus his/her sinks. The furnace and most of the flooring in this house has been updated, and the cedar shakes were replaced after the unique 2013 hail event. The basement is fully developed with ample space.