



**103 Canyon Terrace W  
Lethbridge, Alberta**

**MLS # A2168027**



**\$625,000**

<b>Division:</b>	Paradise Canyon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,529 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Yard, Lawn, L		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Step into this stunning, spacious bungalow that perfectly blends comfort and elegance! With three generously sized bedrooms and a convenient laundry room on the main level, this home is designed for easy living. The bright, open floor plan invites you to entertain with style, featuring a cozy fireplace in both the living room and the downstairs family room—perfect for gathering with loved ones or enjoying a peaceful night in. Retreat to the luxurious primary suite, your personal oasis that promises privacy and relaxation. The fully developed basement offers an additional bedroom and bathroom, creating an ideal space for family movie nights or hosting friends. Imagine the memories you’ll create in this fantastic entertainment hub! Step outside to discover a huge park-like yard, a gardener’s paradise filled with multiple outdoor living areas where you can unwind and enjoy the company of family and friends. The front yard features easy-maintenance xeriscaping, tailored for the Southern Alberta climate, ensuring your home looks beautiful year-round without the hassle! Located in the serene Paradise Canyon neighborhood, you’ll enjoy a slower pace of life surrounded by picturesque walking paths, tranquil lakes, and a world-class golf course. 103 Canyon Terrace sits on a friendly cul-de-sac where neighbors become lifelong friends, fostering a sense of community that you’ll cherish. Don’t miss your chance to own this extraordinary home—call your favourite REALTOR® to schedule a viewing today and experience the perfect blend of luxury, comfort, and community!