



**27 Canyon Court W
Lethbridge, Alberta**

MLS # A2171509



\$269,900

Division:	Paradise Canyon		
Type:	Residential/Four Plex		
Style:	Stacked Townhouse		
Size:	1,356 sq.ft.	Age:	1994 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Lawn, Gentle Sloping, No Neighbours Behind, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 200
Basement:	Separate/Exterior Entry, Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, A/C, window coverings, garage door opener and 1 remote

If you are looking for a place to call your own, but you don't want yard work or snow shoveling, this is the place for you! This beautiful condo backs onto the golf course and offers privacy and a peaceful setting. Boasting, a single attached garage, large spacious rooms, a gas fireplace, newer central air (2020) , new vinyl plank flooring, remodeled main floor bathroom, newer hot water tank 2022, central vac, newer carpets in both bedrooms. Another great feature is the separate lock off downstairs family room/storage area, with its own gas fireplace. This room would make the perfect man cave, craft room or just loads of storage. Being located down in this beautiful area surrounded by the Coulee's and golf course makes for one of the nicest locations you will find anywhere.