



**15 Canyon Boulevard W
Lethbridge, Alberta**

MLS # A2191306



\$685,000

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,648 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Backs on to Park/Green Space, Views		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stone, Stucco

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Accessibility railings on main floor, 3 built-in safes, dining room china cabinet, oak desk

Best view in the city! Look over the coulee park area over the river to the east side of Lethbridge. One of a kind location! This beautiful bungalow is wonderfully laid out with primary bedroom, huge ensuite with walk-in closet, laundry, 2 living rooms, 2 dining areas, 2-piece washroom, and a masterful kitchen all on the main floor. Two bedrooms, family/games room, office / computer room, full bathroom, storage and utility room downstairs. You won't want to miss this one today!