



**7 Canyon Court W
Lethbridge, Alberta**

MLS # A2202659

\$315,000



Division:	Paradise Canyon		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	1,420 sq.ft.	Age:	1991 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Carport, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Open Lot, Views		

Heating:	Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Recreation Facilities, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: n/a

For more information, please click Brochure button. Discover the epitome of luxury living in this stunning 2-bedroom, 2-bathroom condo, situated on the second floor of the prestigious Paradise Canyon Golf Resort. Featuring modern upgrades throughout, this home is a true gem. The spacious primary bedroom offers breathtaking views of the coulees, while the second bedroom boasts a charming walkout balcony. With ceilings soaring over 9 feet high, the living room provides an open and airy feel, perfect for relaxing or entertaining. The kitchen and dining area flow seamlessly onto a private patio, where you can fully immerse yourself in the serene Coulee Views. Step outside and explore the walking trails, ideal for invigorating winter strolls or peaceful summer evenings. This exceptional home delivers on every front. A perfect 10/10 in every way!