



**A, 414 Canyon Boulevard W
Lethbridge, Alberta**

MLS # A2207722

\$339,900



Division:	Paradise Canyon		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit, Attached-Up/Down		
Size:	1,217 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 0
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan		

Inclusions: Fridge, stove, dishwasher, OTR Microwave, window coverings, Washer, Dryer, Central AC, FURNITURE could be included.

Paradise Canyon. What more can you say. Backing onto the golf course is this beautifully updated condo. It's nestled right on Hole 15 of the Paradise Canyon Golf Course! This stunning 2-bedroom, 2-bathroom home offers incredible views of the coulees, the river and the course from a spacious south-facing balcony – perfect for soaking in the scenery. Step inside to find an open and inviting layout featuring a cozy gas fireplace, central air conditioning, and two generously sized bedrooms. The master suite has a great master bathroom and a large walk-in closet. The kitchen has been fully renovated and features modern appliances, updated cabinetry, and sleek flooring throughout the main living areas. The large single attached garage provides plenty of space for parking and additional storage. Whether you're looking for a full-time residence, a long-term rental, or a short-term getaway, this condo fits the bill. It has been successfully used as both an Airbnb and a rental, and it can come fully furnished, making it truly turn-key. Don't miss your chance to own a piece of paradise in this unique and peaceful golf course community!