



GRASSROOTS
REALTY GROUP

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4, 369 Canyon Boulevard W
Lethbridge, Alberta

MLS # A2332174



\$400,000

Division:	Paradise Canyon		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,613 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Desert Back, Native Plants, No Neighbours Behind, On Golf Course		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 370
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Walk-In Closet(s)		

Inclusions:	Fridge, stove, hood fan, microwave, dishwasher, washer, dryer, central air conditioner, garagedoor opener + remote, window coverings
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A fully finished home in Paradise Canyon, enjoying close proximity to the Paradise Canyon Golf Resort and bountiful coulee paths with Oldman River access. This quiet part of Lethbridge is an ideal location for those wanting to live around nature and outdoor activities. This 3 bedroom home has 2 full bathrooms and 2 half bathrooms, a walk-up to grade basement and single attached garage. The main floor is bright and welcoming with a west-facing deck, gorgeous hardwood floors, custom kitchen and 2 piece bathroom. The second floor hosts all three bedrooms, including a primary with large walk-in closet and 4 piece ensuite bathroom. There is another 4 piece bathroom and laundry room rounding out the second floor. The basement family room boasts a gas fireplace, covered patio, storage space and 2 piece bathroom.