



GRASSROOTS
REALTY GROUP

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**917 Canyonview Place W
Lethbridge, Alberta**

MLS # A2335210



\$549,900

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,871 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Gas stove, dishwasher, washer, dryer, window coverings, garage door opener, gas barbecue, central air

This 1871 square foot Two Storey home with a bonus room siding onto a walkway is in a great location in Paradise Canyon! Features 3 bedrooms, 2 1/2 bathrooms, 9 foot ceilings, gas fireplace as well as a wood burning stove, quartz counters, walk in pantry Primary with a walk-in closet and ensuite with a separate shower and jetted tub, central air, gemstone lighting, central vacuum, heated garage, large yard fenced and landscaped including a dog run and much more! This home is very close to a lake, playgrounds, walking and biking paths.