

\$249,500 - 9 Canyons Court W, Lethbridge

MLS® #A2097524

\$249,500

2 Bedroom, 2.00 Bathroom, 1,409 sqft

Residential on 0.00 Acres

Paradise Canyon, Lethbridge, Alberta

This home is in really good condition in fact one might say mint shape. Top line appliances are in the kitchen with a double oven stove. Off the kitchen is a perfect deck for entertaining or relaxing. The second bedroom has a raised balcony also. Lots of extra storage and a fairly decent sized garage.

Built in 1994

Essential Information

MLS® #	A2097524
Price	\$249,500
Sold Price	\$242,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,409
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	9 Canyons Court W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge



Province	Alberta
Postal Code	T1K6V1

Amenities

Amenities	Golf Course
Parking Spaces	2
Parking	Driveway, Golf Cart Garage, Off Street, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
# of Stories	2
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	Balcony
Lot Description	On Golf Course
Roof	Clay Tile
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	December 12th, 2023
Date Sold	March 9th, 2024
Days on Market	88
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.