

\$535,000 - 84 Canyon Boulevard W, Lethbridge

MLS® #A2100406

\$535,000

4 Bedroom, 4.00 Bathroom, 1,879 sqft

Residential on 0.17 Acres

The Canyons, Lethbridge, Alberta

Immaculate home with an even more spectacular view?! What are you waiting for?! Located in Paradise Canyon, this four bedroom, three and a half bathroom property is one of a kind! Backing onto the coulees (so you have no backyard neighbour!!) this home has mature trees, an incredible back deck, large shed, a fully fenced yard, a heated double attached garage, a spacious front driveway, central AC, and so much more. Coming inside the property you will instantly notice the pride of ownership, the hardwood floors, the soaring ceiling in the front sitting room and formal dining room and the beautiful granite countertops and real wood cabinetry in the kitchen! The kitchen has other features including stainless steel appliances, a window over the sink that faces that beautiful backyard view, and plenty of natural light! There is another dining space just off the kitchen and a good sized living room off the kitchen as well! On the main floor you will surely appreciate the large laundry room and the powder room for guests. Upstairs, families will appreciate having three bedrooms on the same floor including a STUNNING primary bedroom. Complete with a newly renovated ensuite bathroom, with a soaker tub and huge walk-in shower! The primary bedroom is its own oasis with a sitting/reading nook, a spacious walk-in closet and TONS of windows to once again enjoy the view and the natural light. The basement has 9 ft ceilings, plenty of living space, lots of storage areas, the fourth



bedroom and another full bathroom. If you are looking for privacy, grandiosity, and just an overall well-kept and maintained home, this is the one!!

Built in 2000

Essential Information

MLS® #	A2100406
Price	\$535,000
Sold Price	\$532,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,879
Acres	0.17
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	84 Canyon Boulevard W
Subdivision	The Canyons
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6W7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

	Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Standard Shaped Lot
Roof	Concrete
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 23rd, 2024
Date Sold	February 2nd, 2024
Days on Market	10
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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