

\$635,000 - 216 Canyon Terrace W, Lethbridge

MLS® #A2115218

\$635,000

5 Bedroom, 3.00 Bathroom, 1,473 sqft
Residential on 0.20 Acres

Paradise Canyon, Lethbridge, Alberta

Discover the epitome of canyon living in this breathtaking bungalow, meticulously maintained and boasting unparalleled views that stretch endlessly. The home's standout feature is its captivating canyon vistas, promising an ever-changing backdrop to your daily life. Step inside to find a living room that exudes warmth and elegance, with high, vaulted ceilings, rich hardwood flooring, and a unique three-sided fireplace that seamlessly transitions into the kitchen. This culinary space has been recently enhanced with granite countertops featuring sleek black stainless steel appliances, embodying an open-concept design. The abundance of windows bathes the interior in natural light while framing the mesmerizing outdoor scenery. Adjacent to the dining area, a partially covered deck awaits, equipped with an aluminum railing that leads to an idyllic backyard. Here, a Flagstaff stone patio beckons for outdoor enjoyment, complemented by an original antique wagon, adding a touch of historical charm to the landscape. The main level includes a versatile office space, two additional bedrooms, and the master suite situated at the rear of the home for maximum privacy. The master boasts a walk-in closet and a 3-piece ensuite. Car lovers will appreciate the oversized double garage, measuring 24 x 24, complete with drywall, paint, and radiant heating. For added convenience, the laundry facilities are located on the main floor as well! The expansive basement is an entertainer's dream, featuring



a large built-in wet bar with ample storage, two generously sized bedrooms, and an additional full bathroom, offering plenty of space for guests or family. Situated in the quite cul-de-sac of Paradise Canyon, this exquisite bungalow is not just a home—it's a lifestyle. Offering breathtaking views and its promise of tranquil living experience that will be cherished for years to come. Call your realtor for a view today!!!

Built in 1999

Essential Information

MLS® #	A2115218
Price	\$635,000
Sold Price	\$627,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,473
Acres	0.20
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	216 Canyon Terrace W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6W7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Dining Room, Family Room, Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind, Landscaped, Many Trees, Street Lighting, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	May 2nd, 2024
Days on Market	41
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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