

\$255,000 - 17 Canyon Court W, Lethbridge

MLS® #A2143258

\$255,000

2 Bedroom, 2.00 Bathroom, 1,358 sqft
Residential on 0.24 Acres

Paradise Canyon, Lethbridge, Alberta

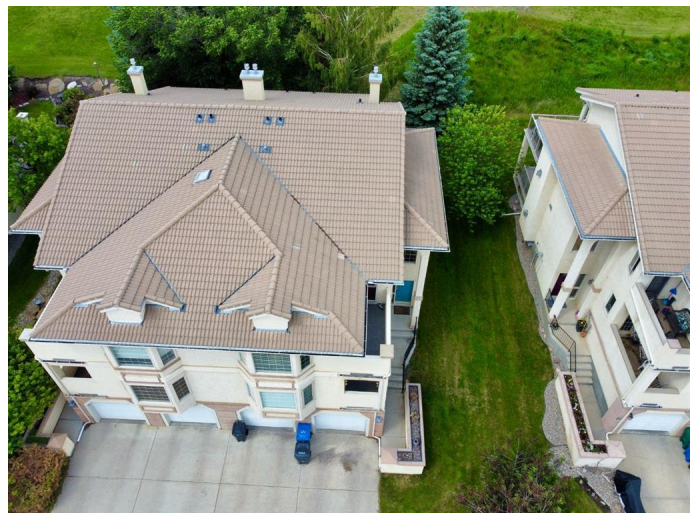
Welcome to 17 Canyon Ct W, a stunning luxury condo nestled in the tranquil neighborhood of Lethbridge, near the sublime Paradise Canyon Golf & Country Club. This splendid property, a gem on the market, offers an unparalleled opportunity for both homeownership and investment.

As you step inside, you'll discover a refined living space featuring two gracious bedrooms and two modern bathrooms, perfect for comfort and privacy. The condo is designed with sophistication, focusing on spacious, well-lit rooms that invite relaxation and exude a welcoming atmosphere.

Nature enthusiasts and golf aficionados will be thrilled with the condo's proximity to one of Lethbridge's premier attractions—the Paradise Canyon Golf Resort. Imagine starting your day with a refreshing golf round in your backyard or simply enjoying the lush green views from your window.

For those who prioritize practicality, this property boasts essential amenities including ample parking space—ensuring convenience right from the moment you arrive. The area is not only safe and quiet but also brimming with potential for rental income, an attractive prospect for savvy investors.

Living here means you're just moments away from both leisure and outdoor activities,



offering a balanced lifestyle surrounded by stunning natural landscapes. This condo is not just a home; itâ€™s a retreat in one of the most coveted areas, waiting to bring joy and peaceful living to its new owners.

Capture the essence of luxury living and make your move to 17 Canyon Court Wâ€”where life's conveniences meet the serenity of golf resort living.

Built in 1992

Essential Information

MLS® #	A2143258
Price	\$255,000
Sold Price	\$260,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,358
Acres	0.24
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	17 Canyon Court W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6V1

Amenities

Amenities	None
Parking Spaces	2

Parking	Single Garage Attached
---------	------------------------

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, ENERGY STAR Qualified Dishwasher, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Close to Clubhouse, Lawn, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 24th, 2024
Date Sold	July 6th, 2024
Days on Market	12
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

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.