

\$582,000 - 63 Canyon Boulevard W, Lethbridge

MLS® #A2150726

\$582,000

4 Bedroom, 4.00 Bathroom, 1,654 sqft
Residential on 0.22 Acres

Paradise Canyon, Lethbridge, Alberta

63 Canyon Boulevard W, Lethbridge, AB

Welcome to this exceptional one-and-a-half-storey home nestled atop Paradise Canyon, offering breathtaking views of the city. Located in a sought-after neighbourhood, this beautifully maintained home features 4 bedrooms and 3.5 bathrooms, making it an ideal choice for families and investors alike.

Built in 1993, this home has been thoughtfully updated, including new windows throughout, granite countertops, fresh paint, newer flooring, and a tile roof. The spacious main floor includes a well-appointed kitchen with updated appliances, a large dining room perfect for entertaining, a cozy living room, and a convenient main floor laundry. The main level also features a den that provides a quiet retreat for work or relaxation.

The upper level hosts the primary bedroom with a walk-in closet and ensuite, along with two additional bedrooms and a full bathroom. The fully finished basement offers a large family room, an additional bedroom, a full bathroom, and a second laundry area, providing ample space for all your needs.

Exterior features include a large lot with a beautifully landscaped yard, perfect for entertaining and gardening. Enjoy the outdoor



space with a large deck and a greenhouse. The triple front drive garage is equipped with radiant heat, offering plenty of storage solutions and keeping your vehicles safe and secure.

This home is ideally situated close to schools, parks, and all amenities, including a nearby golf course and public transit. Additional features include a central vacuum system, air conditioning, underground sprinklers, a security system, and various appliances such as a fridge, stove, dishwasher, garburator, hood fan, microwave, washer, dryer, and more.

Donâ€™t miss out on this incredible opportunity to own a beautiful home in a prime location!

Built in 1993

Essential Information

MLS® #	A2150726
Price	\$582,000
Sold Price	\$582,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,654
Acres	0.22
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	63 Canyon Boulevard W
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Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6X6

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, Many Trees, Private
Roof	Clay Tile
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 24th, 2024
Days on Market	6
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty of Canada
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