

\$300,000 - B, 408 Canyon Boulevard W, Lethbridge

MLS® #A2164606

\$300,000

2 Bedroom, 2.00 Bathroom, 1,247 sqft

Residential on 0.21 Acres

Paradise Canyon, Lethbridge, Alberta

We call this home a hole in one! Backing onto the 15th fairway of Paradise Canyon Golf Resort, this 2 bedroom, 2 bathroom lower unit in this 4 plex is unique, practical and ideal for a retired golf lover! There's a single attached garage, a welcoming entry and spacious kitchen with upgraded appliances, designated dining area, cozy living room with gas fireplace and build-in shelving to boot! A well sized primary suite hosts your 4 piece en-suite and walk-in closet. There's a second bedroom, which is great for guests who also have their own 4. piece bathroom! The covered patio enjoys views of the golf course, is protected from weather, has a natural gas BBQ hook-up and with all the grounds maintenance covered in your HOA, you can sit back and enjoy this home for years to come! The AC and hot water tank are both also new!

Built in 2000

Essential Information

MLS® #	A2164606
Price	\$300,000
Sold Price	\$305,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,247
Acres	0.21



Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Up/Down
Status	Sold

Community Information

Address	B, 408 Canyon Boulevard W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6V2

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Master Downstairs, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	No Neighbours Behind, Landscaped, On Golf Course
Roof	Clay Tile
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	September 22nd, 2024
Days on Market	9
Zoning	DC
HOA Fees	95.75
HOA Fees Freq.	MON

Listing Details

Listing Office	Grassroots Realty Group
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