

\$569,900 - 85 Canyon Close W, Lethbridge

MLS® #A2170024

\$569,900

5 Bedroom, 3.00 Bathroom, 1,447 sqft

Residential on 0.18 Acres

Paradise Canyon, Lethbridge, Alberta

Beautiful Bungalow siding onto Greenspace! Located in upper bench Paradise Canyon, in a quiet crescent, this cherished and well maintained home will be sure to warm your heart. Featuring 5 bedrooms, main floor laundry, lots of storage, massive family room down, and a finished/heated garage with "man door". Many important updates over the years including shingles, high efficiency furnace, HW tank, A/C, flooring, paint, and more. The yard is very private and sheltered, has a fantastic outdoor living space, great spot for a dog run, and is beside a wonderful park. Living "up top" in Paradise is like you're escaping to your country retreat right in the city. Book your personal viewing with your preferred agent today.

Built in 1995

Essential Information

MLS® #	A2170024
Price	\$569,900
Sold Price	\$559,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,447
Acres	0.18
Year Built	1995
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	85 Canyon Close W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6W5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2024
Date Sold	October 19th, 2024
Days on Market	16

Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office Royal LePage South Country - Lethbridge

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