

\$620,000 - 84 Canyon Boulevard W, Lethbridge

MLS® #A2187752

\$620,000

4 Bedroom, 4.00 Bathroom, 1,911 sqft

Residential on 0.17 Acres

The Canyons, Lethbridge, Alberta

If you are considering the fantastic neighbourhood of Paradise Canyon and want the most stunning view of the coulees you have just found THE home!! Built in 2000, this home has been lovingly maintained and the pride of ownership is evident as soon as you arrive at the home! From the beautifully landscaped front and back yards with mature trees, bushes, other plants, and spectacular back deck, to the heated double attached garage, this four bedroom, three and a half bathroom property is one of a kind! This home backs on to the coulees, providing you immense privacy and peace with its fully fenced backyard! Some of the incredible features throughout the home include: concrete roof, heated floors in the ensuite bathroom, underground sprinkler system, and central vacuum system extending to the garage for your vehicle's convenience, hardwood floors, central air conditioning, soaring ceilings in the front sitting room and formal dining room, granite countertops, stainless steel appliances, and real wood cabinetry in the kitchen, a huge laundry room, powder room, and large windows allowing in a ton of natural light! There is another dining space just off the kitchen and a good sized living room off the kitchen as well! Upstairs, families will appreciate having three bedrooms on the same floor including a STUNNING primary bedroom. Complete with a newly renovated ensuite bathroom, with a soaker tub and huge walk-in shower! The primary



bedroom is its own oasis with a sitting/reading nook, a spacious walk-in closet and TONS of windows to once again enjoy the view and the natural light. The basement has 9 ft ceilings, plenty of living space, lots of storage areas, the fourth bedroom and another full bathroom. If you are looking for privacy, grandiosity, and just an overall well-kept and maintained home, this is the one!!

Built in 2000

Essential Information

MLS® #	A2187752
Price	\$620,000
Sold Price	\$610,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,911
Acres	0.17
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	84 Canyon Boulevard W
Subdivision	The Canyons
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6W7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Standard Shaped Lot
Roof	Concrete
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 15th, 2025
Date Sold	March 19th, 2025
Days on Market	63
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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