

\$599,900 - 8 Canyon Boulevard W, Lethbridge

MLS® #A2202904

\$599,900

4 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.14 Acres

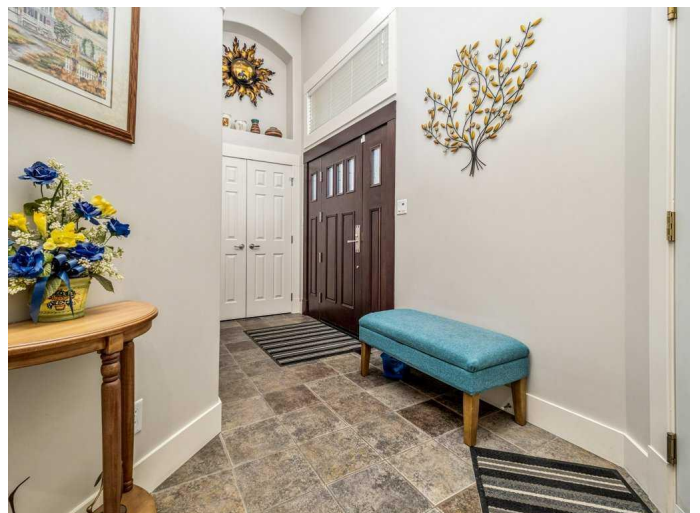
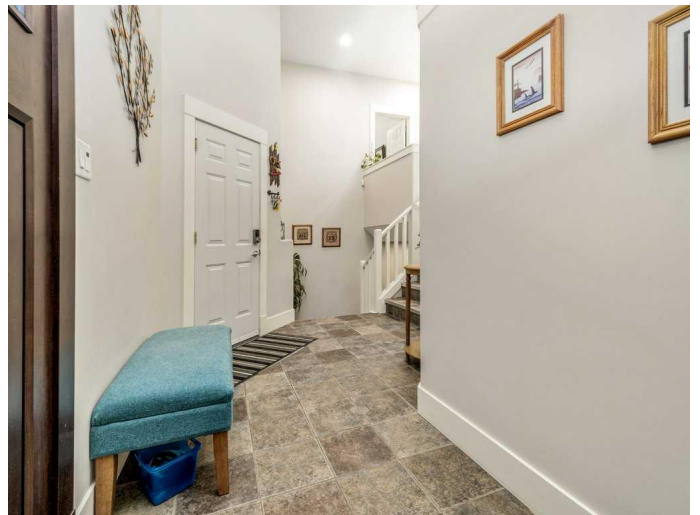
Paradise Canyon, Lethbridge, Alberta

Opportunity to own a gorgeous home in Paradise Canyon. Custom built bi-level home with numerous features and upgrades. Total of 4 bedrooms and 3 bathrooms, perfect space for a couple or family. The eat in kitchen has beautiful cabinets and all upgraded appliances, which leads out to a gorgeous Suncoast Enclosure on the tiled deck with gas line. There is a 2nd gas line on the ground level patio in the very private back yard with large trees. Solar panels were installed on this home in November 2024 and the owner is already seeing a difference. Other upgrades include Radon Pump, Furnace, Hot Water on Demand all 2021. Master Ensuite upgraded with large walk in shower. Master bedroom has door access to deck to enjoy your morning coffee. Large entry to the home with access to the heated attached garage. Basement fully developed with every woman's dream laundry room, 2 bedrooms, family room with gas fireplace and 4 piece bath. Power head and attachments were upgraded on the built-in vac system.

Built in 2004

Essential Information

MLS® #	A2202904
Price	\$599,900
Sold Price	\$587,400
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,302
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	8 Canyon Boulevard W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7R9

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Double Vanity, Kitchen Island
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Window Coverings, Central Air Conditioner, Gas Range, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Corner Lot, Landscaped, Private
Roof	Shake
Construction	Wood Frame, Stucco

Foundation Poured Concrete

Additional Information

Date Listed March 17th, 2025
Date Sold March 26th, 2025
Days on Market 9
Zoning R-L
HOA Fees 0.00

Listing Details

Listing Office SUTTON GROUP - LETHBRIDGE

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