

# \$612,500 - 107 Canyon Estates Way W, Lethbridge

MLS® #A2202153

**\$612,500**

4 Bedroom, 3.00 Bathroom, 1,219 sqft

Residential on 0.14 Acres

The Canyons, Lethbridge, Alberta

Welcome Home! This well appointed bungalow with a three car garage has to be seen. Located in The Canyons, which is close to Paradise Canyon golf course, walking paths, and schools. When you step into the main foyer you'll walk past a den with a closet that can either be a small guest bed or office. The open concept kitchen, living room, and dining area has a beautiful vaulted ceiling with skylight that makes the entire space feel bright and open. The master suite with large walk-in closet and 3 piece ensuite is connected to the laundry room and creates a fantastic flow through the main floor. in the basement you have a very large family room area with an attached wet bar and flex room which can be used as an exercise area or games room. Finished off with two more large sized bedrooms in the basement and another full bathroom and this 4 bed - 3 bed bungalow can't be missed. Call your favourite Realtor today to arrange a showing.

Built in 2013

## Essential Information

MLS® #	A2202153
Price	\$612,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,219
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	107 Canyon Estates Way W
Subdivision	The Canyons
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5W7

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached, Driveway, Workshop in Garage
# of Garages	3

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vinyl Windows, Walk-In Closet(s), Bar
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Central Air Conditioner
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Dog Run
Lot Description	Back Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  March 13th, 2025

Days on Market            62

Zoning                        R-L

### **Listing Details**

Listing Office                AGRA Risk Realty

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