

# \$315,000 - 7 Canyon Court W, Lethbridge

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MLS® #A2202659

**\$315,000**

2 Bedroom, 2.00 Bathroom, 1,420 sqft

Residential on 0.00 Acres

Paradise Canyon, Lethbridge, Alberta

For more information, please click Brochure button.

Discover the epitome of luxury living in this stunning 2-bedroom, 2-bathroom condo, situated on the second Level of the prestigious Paradise Canyon.

Featuring modern upgrades throughout, this home is a true gem. The spacious primary bedroom offers breathtaking views of the coulees, while the second bedroom boasts a charming walkout balcony. With ceilings soaring over 9 feet high, the living room provides an open and airy feel, perfect for relaxing or entertaining. The kitchen and dining area flow seamlessly onto a private patio, where you can fully immerse yourself in the serene Coulee Views. Step outside and explore the walking trails, ideal for invigorating winter strolls or peaceful summer evenings. The Building Property has No Amenities connection to the Paradise Canyon Golf Resort.

This exceptional home delivers on every front. A perfect 10/10 in every way!



Built in 1991

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2202659  |
| Price     | \$315,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,420             |
| Acres          | 0.00              |
| Year Built     | 1991              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7 Canyon Court W |
| Subdivision | Paradise Canyon  |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 6V1          |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Snow Removal, Other         |
| Parking Spaces | 2                           |
| Parking        | Single Garage Attached, Car |
| # of Garages   | 1                           |

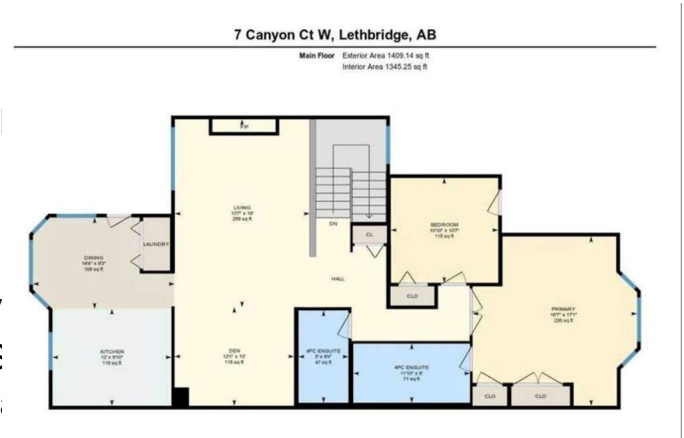
### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Double V Home, No Smoking Home, S Vinyl Windows, Recreation F |
|-------------------|--|

|                 |  |
|-----------------|--|
| Appliances      | Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Fireplace(s), Forced Air, Natural Gas, Exhaust Fan   |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Electric   |
| # of Stories    | 2  |
| Basement        | None   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Storage, Barbecue, Rain Gutters |
|-------------------|---------------------------------|



|                 |                                   |
|-----------------|-----------------------------------|
| Lot Description | Landscaped, Lawn, Views, Open Lot |
| Roof            | Clay Tile                         |
| Construction    | Concrete                          |
| Foundation      | Poured Concrete, Perimeter Wall   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 62               |
| Zoning         | DC               |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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