



211 Canyon Boulevard W
Lethbridge, Alberta

MLS # A2279135

\$395,000



Division:	Paradise Canyon	
Type:	Residential/Duplex	
Style:	Attached-Side by Side, Bungalow	
Size:	1,272 sq.ft.	Age: 1991 (35 yrs old)
Beds:	2	Baths: 2 full / 1 half
Garage:	Double Garage Attached	
Lot Size:	0.14 Acre	
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

Experience year around resort-style living in this beautifully updated half-duplex in Paradise Canyon. The open main floor is filled with natural light and features a warm living area and convenient kitchen, plus a main-floor primary bedroom complete with a jetted tub in the generous en-suite. Take in gorgeous views of the golf course and river coulee right from your window. The fully finished lower level includes a spacious family room with fireplace and walkout to lower patio, and the large double attached garage offers plenty of storage and convenience. Steps from the clubhouse and surrounded by scenic beauty, this home truly feels like a getaway.