

# \$289,900 - 4 Canyon Court W, Lethbridge

MLS® #A2210304

**\$289,900**

2 Bedroom, 2.00 Bathroom, 1,275 sqft

Residential on 0.28 Acres

Paradise Canyon, Lethbridge, Alberta

Welcome to Paradise Canyon, where comfort meets convenience in this well-appointed upper-level condo with beautiful valley views from the rear deck and a small front sitting area perfect for your morning coffee. This 2-bedroom, 2-bathroom home offers a bright and functional layout with vaulted ceilings, a gas fireplace, and plenty of natural light throughout.

The open-concept design connects the kitchen, dining, and living areasâ€”ideal for both relaxing and entertaining. The home comes with all kitchen appliances plus washer and dryer, and also features main floor laundry, central A/C, and an attached garage for added convenience.

Residents enjoy access to resort-style amenities, including a pool and hot tub, fitness centre, racquet courts, and an on-site restaurant and lounge. Pets are permitted with some restrictions, and condo fees (including the Homeowners Association fee) are \$378.29/month.

If you're looking for low-maintenance living in a scenic golf course community, this home is worth a look. Check out the photos and virtual tour to see everything it has to offer.

Built in 1993

## Essential Information



MLS® #	A2210304
Price	\$289,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,275
Acres	0.28
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	4 Canyon Court W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6V1

### **Amenities**

Amenities	Fitness Center, Golf Course, Racquet Courts, Snow Removal, Spa/Hot Tub, Outdoor Pool
Parking Spaces	2
Parking	Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3
Basement	None

**Exterior**

Exterior Features	Balcony
Lot Description	Close to Clubhouse, Cul-De-Sac, Landscaped, Underground Sprinklers, Views
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Slab

**Additional Information**

Date Listed	April 9th, 2025
Days on Market	44
Zoning	DC
HOA Fees Freq.	MON

**Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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