\$645,000 - 57 Canyon Boulevard W, Lethbridge

MLS® #A2211624

\$645,000

4 Bedroom, 3.00 Bathroom, 1,614 sqft Residential on 0.21 Acres

Paradise Canyon, Lethbridge, Alberta

Stunning Bungalow with Breathtaking Coulee & City Views!

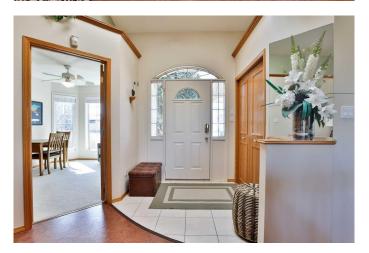
Have you ever dreamt of waking up to panoramic coulee and city views? This sprawling 1,614 sq. ft. bungalow makes that dream a reality! Thoughtfully designed with 3+1 bedrooms, 3 full bathrooms, and a soundproof tiered theatre room, this home offers the perfect blend of comfort, luxury, and functionality.

Natural light pours in through a skylight and expansive windows, showcasing stunning views from multiple rooms. Step outside to a large rear deck overlooking the beautifully landscaped yard, complete with Trex decking and a built-in drainage system. The current owners have meticulously updated the home over the years, with standout features including quartz countertops, modernized bathrooms, updated windows and shingles (2013-2017), gemstone lighting, and an advanced water monitoring system that detects leaks and monitors usage. Hidden upgrades like Roxul sound dampening insulation between floors, insulated doors in the theatre room and cold storage, plus a high-efficiency furnace and A/C (approximately 10 years old), further enhance the home's quality.

Additional features such as a cozy fireplace, main floor laundry, underground sprinklers with a drip system, and two gas lines on the deck add to the home's convenience and charm. Nestled in a quiet location, this







well-loved home is a rare opportunity to enjoy spectacular views and thoughtful upgrades in a truly exceptional setting.

Built in 1993

Essential Information

MLS®# A2211624 Price \$645,000

Bedrooms 4

3.00 **Bathrooms** Full Baths 3

Square Footage 1,614 0.21 Acres

Year Built 1993

Type Residential Sub-Type Detached Style Bungalow Status

Active

Community Information

Address 57 Canyon Boulevard W

Subdivision Paradise Canyon

City Lethbridge County Lethbridge Province Alberta Postal Code T1K 6X6

Amenities

Parking Spaces 2

Parking Additional Parking, Double Garage Attached

2 # of Garages

Interior

Interior Features Central Vacuum, Quartz Counters, See Remarks, Skylight(s)

Appliances Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s),

Garburator, Gas Stove, Water Softener, Window Coverings

Forced Air Heating Cooling Central Air Fireplace Yes

of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Underground Sprinklers, Views

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed April 23rd, 2025

Days on Market 59
Zoning R-L

Listing Details

Listing Office Grassroots Realty Group

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