

\$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
Bathrooms	3.00
Full Baths	3
Square Footage	1,614
Acres	0.21
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
# of Garages	2

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
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
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
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.