# \$650,000 - 57 Canyon Boulevard W, Lethbridge

MLS® #A2211624

## \$650,000

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

Paradise Canyon, Lethbridge, Alberta

Stunning Bungalow with Breathtaking Coulee & City Views!

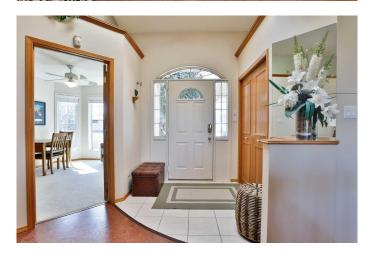
Have you ever dreamt of waking up to panoramic coulee and city views? This sprawling 1,614 sq. ft. bungalow makes that dream a reality! Thoughtfully designed with 3+1 bedrooms, 3 full bathrooms, and a soundproof tiered theatre room, this home offers the perfect blend of comfort, luxury, and functionality.

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 \$650,000

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, Garage Control(s), Garburator, Gas

Stove, Water Softener, Window Coverings, Double Oven

Heating Forced Air 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 7

Zoning R-L

# **Listing Details**

Listing Office Grassroots Realty Group

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