

# \$675,000 - 10 Canyon Green W, Lethbridge

MLS® #A2147328

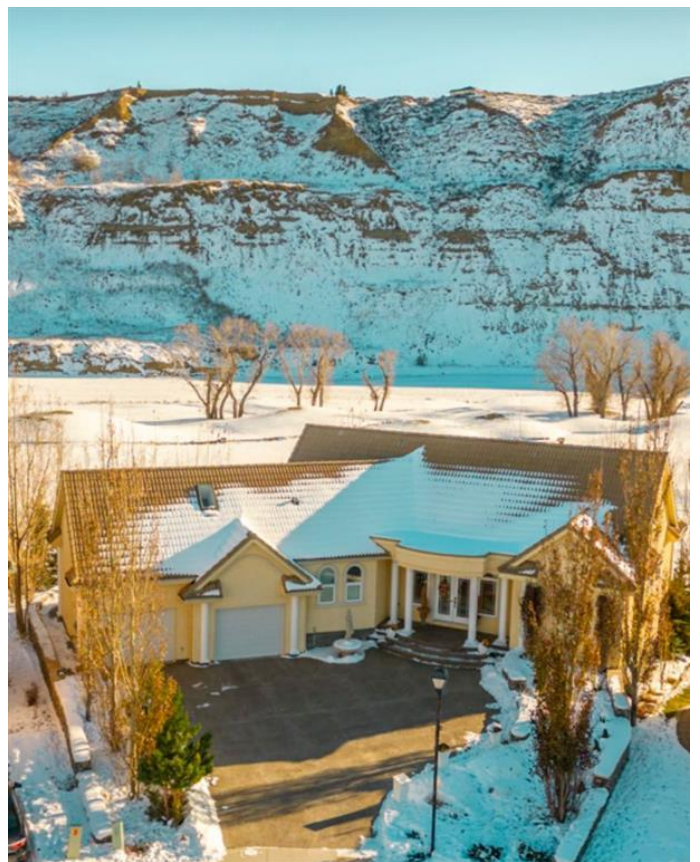
## \$675,000

3 Bedroom, 4.00 Bathroom, 1,819 sqft

Residential on 0.23 Acres

Paradise Canyon, Lethbridge, Alberta

Truly a one-of-a-kind home that embraces natural coulee topography, river valley environment, and manicured fairways! Have the maintenance free benefits of a condominium/strata lifestyle, without all of the rules and regulations!! Specifically designed for this lot and location you'll revel in the outstanding features offered here such as: the abundance of natural light, soaring vaulted ceilings, extremely open and airy layout, walk-out patios, and unique architecture. Other highlights are definitely the grand steel staircase that descends to the lower level, as well as the "secret" spiral staircase that drops you down from the primary bedroom to the fitness room. Costa Rican Teak hardwood, porcelain tiled flooring, and Italian marble throughout the kitchen round out the finer details. With the primary bedroom and the lower level bedroom (ideal for long term guests or room mate) there are currently 2 official bedrooms, with a 3rd that does not have adequate egress. But this could very well become a 4 bedroom home with a slight tweaking of the bonus room/office and fitness room below. Rest assured that this home was constructed properly right from day 1 with an engineered foundation including pilings. A monthly HOA fee of \$171 includes lawn service, snow removal, and helps to provide that maintenance free lifestyle. Contact your preferred Realtor and book a personal viewing today!



Built in 2008

## Essential Information

MLS® #	A2147328
Price	\$675,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,819
Acres	0.23
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	10 Canyon Green W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K6V1

## Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Waterfront	See Remarks

## Interior

Interior Features	No Smoking Home, Open Floorplan, See Remarks, Tankless Hot Water
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Double St
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Ext

**Exterior**

Exterior Features	Balcony, Courtyard, Other
Lot Description	Backs on to Park/Green Maintenance Landscape, No Remarks, Treed, Close to Views, Waterfall
Roof	Clay Tile
Construction	Concrete, Stucco, Wood Fram
Foundation	Poured Concrete, See Rema

**Additional Information**

Date Listed	July 5th, 2024
Days on Market	284
Zoning	DC
HOA Fees	171
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Royal Lepage South Country - Lethbridge
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