

# \$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	37
Zoning	DC
HOA Fees Freq.	MON

**Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

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.