

\$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 | Quartz Counters, See Remarks, Skylight(s), Central Vacuum |
| Appliances | Dishwasher, Garage Control(s), Garburator, Water Softener, Window Coverings, Central Air Conditioner, Double Oven, Gas Stove |
| 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 | Views, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 66 |
| Zoning | R-L |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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