

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

MLS® #A2147328

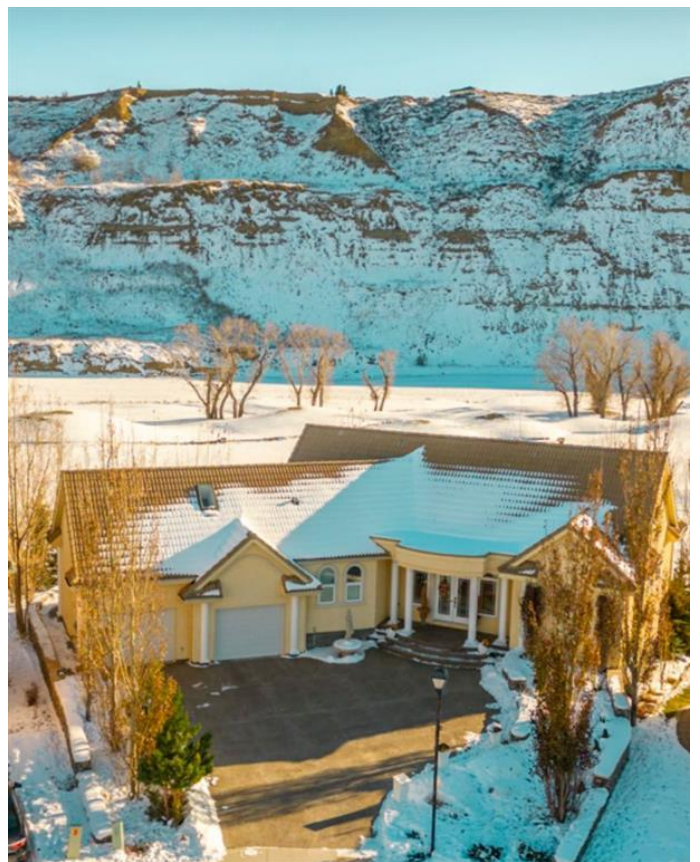
**\$675,000**

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 S    |
| Has Basement | Yes                           |
| Basement     | Finished, Full, Walk-Out, Ext |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Courtyard, Other   |
| Lot Description   | Backs on to Park/Green<br>Maintenance Landscape, No<br>Remarks, Treed, Close to<br>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 | 288            |
| Zoning         | DC             |
| HOA Fees       | 171            |
| HOA Fees Freq. | MON            |

**Listing Details**

|                |   |
|----------------|---|
| Listing Office | Royal Lepage South Country - Lethbridge |
|----------------|---|

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