

# \$315,000 - 7 Canyon Court W, Lethbridge

---

MLS® #A2202659

**\$315,000**

2 Bedroom, 2.00 Bathroom, 1,420 sqft

Residential on 0.00 Acres

Paradise Canyon, Lethbridge, Alberta

For more information, please click Brochure button.

Discover the epitome of luxury living in this stunning 2-bedroom, 2-bathroom condo, situated on the second Level of the prestigious Paradise Canyon.

Featuring modern upgrades throughout, this home is a true gem. The spacious primary bedroom offers breathtaking views of the coulees, while the second bedroom boasts a charming walkout balcony. With ceilings soaring over 9 feet high, the living room provides an open and airy feel, perfect for relaxing or entertaining. The kitchen and dining area flow seamlessly onto a private patio, where you can fully immerse yourself in the serene Coulee Views. Step outside and explore the walking trails, ideal for invigorating winter strolls or peaceful summer evenings. The Building Property has No Amenities connection to the Paradise Canyon Golf Resort.

This exceptional home delivers on every front. A perfect 10/10 in every way!



Built in 1991

## Essential Information

MLS® #	A2202659
Price	\$315,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	1,420
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	7 Canyon Court W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6V1

### Amenities

Amenities	Other, Snow Removal
Parking Spaces	2
Parking	Single Garage Attached, Car
# of Garages	1

### Interior

Interior Features	Closet Organizers, Double V Home, No Smoking Home Storage, Vaulted Ceiling(s), \
-------------------	--

Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
------------	--

Heating	Fireplace(s), Forced Air, Natural Gas, Exhaust Fan
---------	--

Cooling	None
---------	------

Fireplace	Yes
-----------	-----

# of Fireplaces	1
-----------------	---

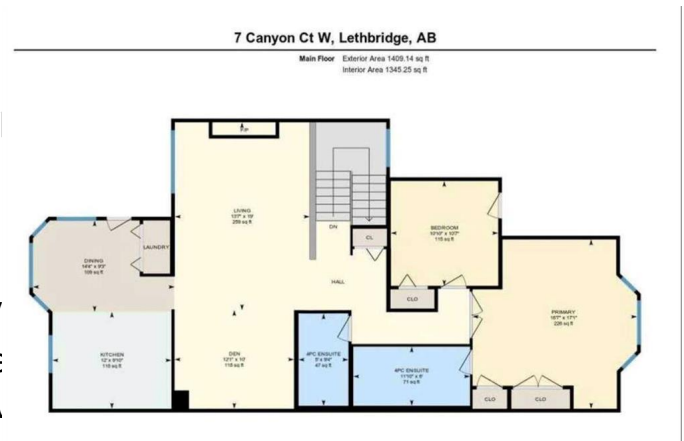
Fireplaces	Electric
------------	----------

# of Stories	2
--------------	---

Basement	None
----------	------

### Exterior

Exterior Features	Barbecue, Rain Gutters, Storage
-------------------	---------------------------------



Lot Description	Landscaped, Lawn, Open Lot, Views
Roof	Clay Tile
Construction	Concrete
Foundation	Poured Concrete, Perimeter Wall

**Additional Information**

Date Listed	March 14th, 2025
Days on Market	55
Zoning	DC

**Listing Details**

Listing Office	Easy List Realty
----------------	------------------

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.