

# \$642,500 - 57 Canyon Boulevard W, Lethbridge

MLS® #A2211624

**\$642,500**

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	\$642,500
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	Double Garage Attached, Additional Parking
# of Garages	2

**Interior**

Interior Features	Quartz Counters, See Remarks, Skylight(s), Central Vacuum
Appliances	Dishwasher, Garage Control(s), Gas Stove, Window Coverings, Central Air Conditioner, Double Oven, Garburator, Water Softener
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	75
Zoning	R-L

### **Listing Details**

Listing Office	Grassroots Realty Group
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