

\$275,000 - 25 Canyon Court W, Lethbridge

MLS® #A2252225

\$275,000

2 Bedroom, 2.00 Bathroom, 1,352 sqft

Residential on 0.00 Acres

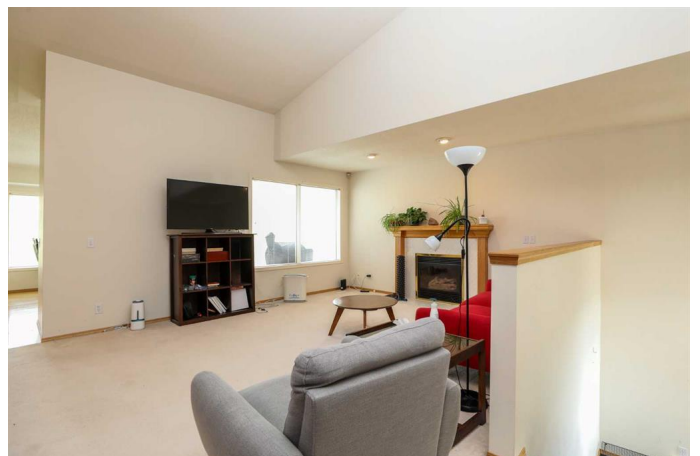
Paradise Canyon, Lethbridge, Alberta

This 1993 one-level condo is a trip back in time, defined by its original, bulky spaces and a design aesthetic that's distinctly of its era. The floor plan is generous. Rooms are partitioned with solid walls, creating separate areas rather than an open-concept flow. The kitchen is the heart of the home with windows overlooking the green lush lawn of the golf course and up the distinctive coulees of the river bottom. Original oak cabinets with brass hardware and white appliances. A central island offering ample counter space. The living area is similarly grand in scale with wall-to-wall beige carpeting distinct of the 90s. A gas fireplace built-in is framed cream white tiles and oak moulding. The primary bedroom is generous in size overlooking the street over a bay window. The ensuite bathroom is another focus of this condo with his/her sinks and lots of cabinet space. Just a hop away from the clubhouse and a circuit of walk-paths providing stunning views no matter in which direction you look.

Built in 1993

Essential Information

MLS® #	A2252225
Price	\$275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,352
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	25 Canyon Court W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6V1

Amenities

Amenities	Golf Course
Utilities	Electricity Available, Natural Gas Available, Garbage Collection, Sewer Available, Water Available
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1
Waterfront	River Access

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony
-------------------	---------

Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	58
Zoning	DC
HOA Fees Freq.	MON

Listing Details

Listing Office	Braemore Management
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.