

7 Canyon Court W Lethbridge, Alberta

MLS # A2167603



\$270,000

Division:	Paradise Canyon		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,371 sq.ft.	Age:	1991 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Close to Clubhouse, Lawn, Low Maintenance Landscape, Landscaped, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 200
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Stone Counters		

Inclusions: None

Welcome to 7 Canyon Ct W, a luxury condo in a peaceful Lethbridge neighborhood near Paradise Canyon Golf & Country Club. This beautifully updated property features two spacious bedrooms, two modern bathrooms, and a bright, open living area with new flooring, new countertops, and a new fireplace for added style and comfort. Enjoy stunning views, proximity to the golf course, and easy access to outdoor activities. With ample parking, a long garage (40' plus a storage room behind), essential amenities, and strong rental potential, this condo is perfect for both homeowners and investors. Experience resort-style living with fresh upgrades at 7 Canyon Ct W.