

\$330,000 - B, 410 Canyon Boulevard W, Lethbridge

MLS® #A2252086

\$330,000

2 Bedroom, 2.00 Bathroom, 1,262 sqft

Residential on 0.21 Acres

Paradise Canyon, Lethbridge, Alberta

Welcome to Paradise Canyon 410-B Canyon Blvd W Lethbridge Property. Incredible luxury condo living right on the 15th Fairway of the prestigious Paradise Canyon Golf Course. This two bedrooms two bathrooms home is the bottom unit B and above is Unit A, this property has been upgraded on the interior. It has a vinyl plank flooring, granite countertops in kitchen and bathrooms. The Primary bedroom is spacious and boast of four piece ensuite with Jetted tub. The secondary bedroom very cleverly has a custom built Murphy bed. The 32 foot southeast-facing deck gets fantastic morning and midday sun and shade in the evening. A hidden gem, boasts breathtaking views of the Old Man River Valley, with lush greenery, and rolling hills that provide a stunning backdrop for outdoor enthusiasts. Whether you enjoy hiking, biking or simply taking leisurely stroll, the nearby trails and parks invites you to explore the beauty of nature right at your doorstep. Discover the allure of this community where nature meets community. Paradise Canyon is a perfect balance of its stunning natural landscapes and compliments the vibrant lifestyle of southern Alberta which offers slower-paced ambience and will appeal to those who enjoy spending time outdoors. This part of the city is excellent for those who like quiet surroundings, as the streets are usually specially peaceful. This condo building has no connection to Paradise Canyon Golf Course & Resort amenities. Important condo



bylaw - No Short Term Rentals Allowed.

Built in 2001

Essential Information

MLS® #	A2252086
Price	\$330,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,262
Acres	0.21
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	B, 410 Canyon Boulevard W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6V2

Amenities

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

Interior

Interior Features	Built-in Features, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2

Exterior

Exterior Features	Storage
Lot Description	Landscaped, On Golf Course, Underground Sprinklers, Views
Roof	Clay Tile
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	64
Zoning	DC
HOA Fees	1176
HOA Fees Freq.	ANN

Listing Details

Listing Office	2 PERCENT REALTY
----------------	------------------

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.