

\$649,999 - 103 Canyon Estates Way W, Lethbridge

MLS® #A2262328

\$649,999

3 Bedroom, 3.00 Bathroom, 1,506 sqft
Residential on 0.13 Acres

The Canyons, Lethbridge, Alberta

Discover the perfect blend of modern comfort, smart upgrades, and timeless design in this beautifully finished 2015 detached bi-level home by Avonlea Homes. Lovingly maintained by its original owner, this smoke-free home is packed with high-end features, both inside and out. The open-concept main level is bright and welcoming, enhanced by vaulted 12-ft ceilings at the peak, 9-ft ceilings throughout, and multiple skylights that flood the space with natural light. You'll find durable vinyl plank flooring in the main living areas, plush carpeting in all bedrooms, and ceramic tile in each bathroom. The kitchen is a true chef's dream with quartz countertops, a Samsung gas stove and refrigerator, a Bosch dishwasher (4 years old), built-in microwave shelf, wood-accented range hood, and a garburator for added convenience. All faucets, toilets, and showers are low-flow, ensuring water efficiency throughout. A spacious, main floor laundry room with upper cabinets and a sink adds everyday convenience.

The private primary suite offers a spa-like retreat, featuring a jetted tub, rain shower head, and heated tile floors in the ensuite. Downstairs, the fully finished basement delivers on both style and versatility with a custom wet bar featuring granite countertops, bar fridge and a soundproof bedroom—ideal for guests, a home office, or media room.

This home comes loaded with functional



upgrades: a Navien tankless hot water system (4 years old), original furnace (regularly serviced), central A/C, Nest programmable smart thermostat, keyless entry to both the house and garage, sump pump, and a gas fireplace with a fan that helps reduce utility costs in the winter.

The heated, insulated, drywalled, and epoxied garage includes a man door to the backyard for added access and flexibility. Curb appeal is elevated by vinyl siding with rock accents and Gemstone smart exterior lighting. Outdoors, enjoy the pressure-treated wood deck with natural gas BBQ hookup, a 15x32 concrete pad (just 2 years old)â€”perfect for entertaining and ready for a hot tub, with rough-in plumbing and a dedicated 240 volt panel already in place. A fully landscaped, low-maintenance yard is supported by a Hunter underground irrigation system (front and back). The property also features dual backyard access from both the garage side and street side and backs on to a quiet residential road.

With its stylish finishes, smart upgrades, and superior maintenance history, this move-in-ready home offers the perfect blend of comfort, efficiency, and lasting value. Book your private tour todayâ€”this home wonâ€™t last long!

Built in 2015

Essential Information

MLS® #	A2262328
Price	\$649,999
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,506
Acres	0.13

Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	103 Canyon Estates Way W
Subdivision	The Canyons
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4S8

Amenities

Parking Spaces	6
Parking	Additional Parking, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Smart Home, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Low Flow Plumbing Fixtures
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Lighting, Private Yard, Storage
Lot Description	Corner Lot, Front Yard, Landscaped

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2025
Days on Market	3
Zoning	R-L

Listing Details

Listing Office	Real Broker
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