

# \$641,350 - 57 Canyon Boulevard W, Lethbridge

MLS® #A2211624

**\$641,350**

4 Bedroom, 3.00 Bathroom, 1,614 sqft  
Residential on 0.21 Acres

Paradise Canyon, Lethbridge, Alberta

Paradise Indeed! 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. This bungalow, with almost 3,000 sq ft of total living space, offers the perfect blend of comfort, luxury, and functionality. Natural light pours through the skylight and expansive windows, showcasing stunning views from multiple rooms. Your family will enjoy the 3+1 bedrooms, 3 full bathrooms, a soundproof tiered theatre room and tons of storage. Standout features including Taj Royale quartz countertops, modernized bathrooms, updated windows, doors, shingles, Gemstone lighting, and a Phyn Plus Smart Water System that monitors usage, detects leaks and mitigates costly damage through automatic water shutoff. Natural eco-friendly cork flooring on the main floor is backed by TORLYS 25-year wear guarantee and Lifetime Structural Warranty. Hidden upgrades like Roxul sound dampening insulation between floors, insulated doors in the theatre room and cold storage, plus high-efficiency furnace and A/C, further enhance the home's quality. Many additional features include a cozy gas fireplace, main floor laundry, double garage with additional space for a golf cart, underground sprinklers and drip system plus the two gas lines on the deck add to the home's convenience and charm. Step outside to the large rear Trex deck overlooking the magnificent park-like landscaping to



experience peace and tranquility. Home Inspections (2006 & 2025) revealed no major issues or deficiencies. Pet & smoke free. Paradise Canyon—one of Lethbridge’s most peaceful and scenic communities - is perfect for those seeking a quiet, safe, and relaxed lifestyle. It backs onto Protected River Valley Parkland so there will be no future development behind the home. This neighbourhood offers easy access to nature with three nearby parks and two tranquil lakes all within walking distance. Take advantage of the shale walking and biking trail just beyond the backyard gate, connecting you directly to the University of Lethbridge, the river valley, and an extensive trail system beyond. Despite its proximity to amenities, Paradise Canyon offers serene surroundings with very low noise levels. Plus, for golf enthusiasts, the Paradise Canyon Golf Resort is just down the hill—making it easy to fit in a quick round or enjoy a meal with a view. Don’t miss out on this meticulously cared for (professionally renovated) home, contact your realtor today to set up a time to view this beautiful home!

Built in 1993

**Essential Information**

MLS® #	A2211624
Price	\$641,350
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	4
Parking	Double Garage Attached, Additional Parking
# of Garages	2

## Interior

Interior Features	Central Vacuum, Quartz Counters, See Remarks, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Washer, Water Softener, Window Coverings, Double Oven, Garburator, Gas Stove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	115
Zoning	R-L

## Listing Details

Listing Office	Grassroots Realty Group
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