

# \$1,698,000 - 504 Gold Canyon Place S, Lethbridge

MLS® #A2228197

## \$1,698,000

3 Bedroom, 4.00 Bathroom, 1,896 sqft  
Residential on 0.40 Acres

Southridge, Lethbridge, Alberta

COMING SOON! Due to be completed by December 1, 2025. This absolutely gorgeous 3-5 bedroom bungalow has a walk-out lower level to the backyard with a fantastic view of the City. The 1237 sq ft triple garage is a must for the car enthusiast. There is rough in for overhead heater as well as rough in for underfloor heating in the garage.



Built in 2025

## Essential Information

MLS® #	A2228197
Price	\$1,698,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,896
Acres	0.40
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	504 Gold Canyon Place S
Subdivision	Southridge
City	Lethbridge

County	Lethbridge
Province	Alberta
Postal Code	T1K 8J1

### **Amenities**

Parking Spaces	3
Parking	Insulated, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Kitchen Island, Quartz Counters, Wet Bar
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Zero Clearance
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Covered Courtyard, Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, Cul-De-Sac, No Neighbours Behind, Sloped Down
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	12
Zoning	DC

### **Listing Details**

Listing Office	Onyx Realty Ltd.
----------------	------------------

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.