

\$305,000 - 19 Canyon Court W, Lethbridge

MLS® #A2243472

\$305,000

2 Bedroom, 2.00 Bathroom, 1,247 sqft

Residential on 0.24 Acres

Paradise Canyon, Lethbridge, Alberta

Rare opportunity to own this GROUND FLOOR two-bedroom corner unit backing onto the exclusive Paradise Canyon golf course! These ground floor units are rare, and even more rare is getting one which has JUST been UPDATED - you can still smell the new materials (quartz counters, fixtures, paint, etc) and the new flooring! First thing you'll notice is the quiet court location, which when combined with the golf course behind means this unit really provides the tranquility you expect. Need garage space? This unit not only offers private drive parking, but there is also a two car (maybe even 3 car) 39 feet DEEP tandem garage with direct access to the unit. Once you step inside, you'll immediately notice the work which has just been completed. The eat-in kitchen, complete with prep island, features BRAND NEW appliances, flooring, etc, access to laundry area and a walk-out to a vinyl covered deck with BBQ gas line and steps leading to the rear yard area - wait till you stand there and see how quiet it is! Need more dining space? This unit features a large dining area (perfect for that buffet & hutch) which blends nicely into the spacious living area with cozy gas fireplace. The updated 4-piece bathroom is perfect for guests. The 2nd bedroom features a walk-out to a private deck, making this room ideal for a guest bedroom or home office with a GREAT view! Double french doors lead to the romantic primary bedroom complete with triple closet doors, a spectacular view and an equally



spectacular NEW 5-piece ensuite. Need to feel cool? No problem, this unit also features AC. Storage an issue? Just wait till you walk into the private storage room (or hobby room) located just off the garage. This small building of only four units is super quiet and is self managed by the four unit owners...allowing the condo fees to be low, no small details are overlooked and no wasteful spending. Be sure to see this unit soon!

Built in 1993

Essential Information

MLS® #	A2243472
Price	\$305,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,247
Acres	0.24
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	19 Canyon Court W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6V1

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Off Street

of Garages 2

Interior

Interior Features Central Vacuum, Double Vanity, Kitchen Island, Quartz Counters, Storage

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Basement None

Exterior

Exterior Features BBQ gas line

Lot Description Landscaped, No Neighbours Behind, On Golf Course

Roof Clay Tile

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 26th, 2025

Days on Market 23

Zoning DC

Listing Details

Listing Office POWER BROKER Realty Inc.

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.