

# Single Family House For Sale

1,619 Sqft - 123 Canyon Terrace W, Lethbridge, Alberta, Canada T1K6W7



## Property Description

This beautifully maintained, spacious bungalow, located in the heart of Paradise Canyon, boasts many features that the discerning home buyer will appreciate. Bright and inviting, this lovely property is characterized by an updated kitchen, a wood burning fireplace on the main floor, a spacious primary bedroom with a four piece ensuite, and a large comfortable formal dining room. The large deck leading out from the kitchen, recently had new Duradek flooring installed, and is the perfect spot for breakfast as the sun rises or for suppers in the cool of the evening. The walkout basement leads you to your backyard oasis, with a million dollar east view of the coulees. Three full bathrooms, three additional large bedrooms, a gas fireplace in the basement, and a triple garage. This is an amazing home, in a coveted location, which some lucky buyer will be proud to call home soon. Call your favourite realtor today for a showing. (id:15472)

## Location

Street Number: **123**

Street: **Canyon**

Country: **CA**

## Basic Details

Property Type: **Single Family**

Listing Type: **For Sale**

Residential Type: **House**

MLS® #: **A1119309**

Price: **\$599,000**

Beds: **4**

Baths: **3**

Rooms: **Register to View**

Sq Ft: **1,619 Sqft**
















Year Built: **1992**

Lot Area: **13,473 Sqft**

Province:	<b>AB</b>
City:	<b>Lethbridge</b>
Postal Code:	<b>T1K6W7</b>
Longitude:	<b>W113° 9' 34.9"</b>
Latitude:	<b>N49° 39' 6.2"</b>
Site Influences:	<b>Golf Course, Park</b>

## Property [Rooms](#)

---

 Bedroom (15.25 Ft x 13.17 Ft)	 Bedroom (15.92 Ft x 12.25 Ft)
 Family room (19.75 Ft x 17.67 Ft)	 Other (25.00 Ft x 22.67 Ft)
 Furnace (10.08 Ft x 9.67 Ft)	 4pc Bathroom (8.75 Ft x 4.83 Ft)
 Kitchen (12.42 Ft x 11.83 Ft)	 Living room (23.25 Ft x 12.42 Ft)
 Dining room (13.33 Ft x 11.92 Ft)	 Laundry room (12.92 Ft x 6.25 Ft)
 Primary Bedroom (17.17 Ft x 14.00 Ft)	 Other (11.17 Ft x 9.17 Ft)
 Bedroom (13.25 Ft x 12.25 Ft)	 3pc Bathroom (8.58 Ft x 6.33 Ft)
 4pc Bathroom (11.25 Ft x 8.58 Ft)	

## Agent [Info](#)

---



Klein Group Real Estate  
✉ [exclusive@kleingroup.com](mailto:exclusive@kleingroup.com)

604-684-8844 - #204-345 Robson Street Vancouver, BC V6B 0H3

---

