

# \$649,000 - 255 Canyon Estates Way W, Lethbridge

MLS® #A2208299

**\$649,000**

5 Bedroom, 4.00 Bathroom, 1,692 sqft

Residential on 0.14 Acres

The Canyons, Lethbridge, Alberta

Welcome to your dream home in The Canyons, where there's room for the entire family and every occasion. This inviting open-concept home is perfect for growing families and avid entertainers alike. Effortlessly host memorable gatherings in the gourmet kitchen, featuring a large island, brand-new stainless steel appliances, a practical walk-in pantry, and stunning views of the backyard. The expansive living area flows seamlessly into the dining room and kitchen, creating a warm and inviting space ideal for family time and entertaining guests. At the end of the day, retreat to the luxurious master suite on the main floor. Enjoy the spa-like experience of the walk-in shower, soak in the jetted tub, and appreciate the generous closet space. During cooler evenings, gather around the cozy fireplace in the spacious family room. The walk-out basement offers easy access to your outdoor sanctuary and hot tub, perfect for relaxation and fun. With five spacious bedrooms and 3.5 baths, this home provides ample space for everyone. Whether you're hosting a lively gathering or seeking a peaceful retreat, every aspect of this residence exudes comfort and sophistication. This beautiful family home is ready to welcome you! Don't miss out—schedule a showing with your favourite REALTOR® today and experience the perfect blend of comfort, style, and space in The Canyons!

Built in 2012



## Essential Information

MLS® #	A2208299
Price	\$649,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,692
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

## Community Information

Address	255 Canyon Estates Way W
Subdivision	The Canyons
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5W7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

## Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees, Irregular Lot, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	37
Zoning	R-L

## Listing Details

Listing Office	eXp Realty of Canada
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