

# \$639,900 - 80 Canyon Boulevard W, Lethbridge

MLS® #A2263119

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,648 sqft  
Residential on 0.17 Acres

Paradise Canyon, Lethbridge, Alberta

Welcome to 80 Canyon Blvd W â€” a fully finished and thoughtfully designed family home perched along the stunning Paradise Canyon coulee. With uninterrupted views of the rolling landscape and endless southern sunshine in the backyard, this 2-storey home offers one of the most desirable locations on the Westside. Inside, youâ€™re welcomed by 1,648 sqft above grade and a total of 4 bedrooms and 3.5 bathrooms. The main floor is warm and inviting, featuring a spacious living room with a gas fireplace, a separate dining room, and an updated kitchen with a cozy breakfast nook. Large windows line the back of the home to take full advantage of the breathtaking coulee viewsâ€”a backdrop youâ€™ll appreciate every day. Upstairs are 3 bedrooms and 2 full bathrooms, including a bright and elegant primary retreat with a beautiful en-suite featuring dual vanities and a walk-in shower. The lower level is a fantastic bonus for extended family or guests, complete with an in-law style setup that includes a kitchenette, family room with second gas fireplace, full bathroom, and additional bedroom. Step outside and enjoy the peaceful setting from the two-tiered deck overlooking the elegantly landscaped south-facing backyard. Backing directly onto green-space before the coulee edge, this property offers privacy, beauty, and a lifestyle connected to nature. Additional highlights include: Heated double attached garage. Central A/C. Gas fireplace on both main and lower levels. Quiet,



established neighbourhood in Paradise Canyon. Close to golf, paths, parks, and amenities. Homes in locations like this rarely come to marketâ€”this is your chance to experience coulee living at its finest.

Built in 2003

### Essential Information

MLS® #	A2263119
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,648
Acres	0.17
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	80 Canyon Boulevard W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6W7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Skylight(s)
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Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Views, Underground Sprinklers
Roof	Cedar Shake
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	October 9th, 2025
Days on Market	1
Zoning	R-L

## Listing Details

Listing Office	Lethbridge Real Estate.com
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