

# \$569,900 - 503 Canyon Cove W, Lethbridge

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MLS® #A2207412

**\$569,900**

4 Bedroom, 4.00 Bathroom, 1,771 sqft

Residential on 0.17 Acres

The Canyons, Lethbridge, Alberta

This is your ticket to Paradise; don't waste another second! Come check out this beautiful corner lot 2-storey home in the Canyons. Right away, you'll notice the curb appeal this home offers along with a stunning wrap-around veranda where you and your family can grow old in your front porch rocking chairs. Inside the home, you can't help but appreciate the gas fireplace and open kitchen (with island), featuring a walkthrough pantry. The main floor also comes equipped with a den/office, laundry, and a half bath. Upstairs, there are 3 bedrooms, 2 of which share a bathroom with dual sinks, shower, and their own private entrances. The master ensuite offers a similar package, with the addition of a walk-in closet and jetted tub. Yowza! What more could you want? How about a nice, roomy basement? The basement is completely developed with a bedroom, bathroom, and plenty of size for a pool table, exercise equipment, or man cave! You'll appreciate the outdoors as well with a stunning, spacious backyard and multi-tier deck. Call your REALTOR® today for a showing!

Built in 2007

## Essential Information

MLS® #	A2207412
Price	\$569,900
Bedrooms	4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,771
Acres	0.17
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	503 Canyon Cove W
Subdivision	The Canyons
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2N4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Granite Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Corner Lot, Landscaped

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	45
Zoning	R-L

**Listing Details**

Listing Office	REAL BROKER
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