

\$635,000 - 255 Canyon Estates Way W, Lethbridge

MLS® #A2208299

\$635,000

5 Bedroom, 4.00 Bathroom, 1,692 sqft

Residential on 0.14 Acres

The Canyons, Lethbridge, Alberta

Welcome to your forever family home in The Canyons—where there's room to grow, play, and make lasting memories.

This spacious, open-concept home is thoughtfully designed for busy family life and effortless entertaining. The heart of the home is the stunning kitchen, featuring a large island perfect for casual meals or homework sessions, brand-new stainless steel appliances, a walk-in pantry for easy storage, and beautiful backyard views to enjoy while you cook.

The main living area flows seamlessly into the dining space and kitchen, creating a warm, inviting space where everyone can be together—whether it's for family dinners, movie nights, or birthday parties. Cozy up by the fireplace on cooler evenings or host summer barbecues with easy access to the backyard from the walk-out basement.

You will love the peaceful main-floor primary suite, complete with a luxurious ensuite featuring a walk-in shower, jetted tub, and a spacious walk-in closet. Upstairs and downstairs, you'll find four more large bedrooms—perfect for kids, guests, or even a home office or playroom.

With 3.5 bathrooms and plenty of room for everyone, this home offers the ideal balance of function and comfort. And when it's time to relax, step outside to enjoy the hot tub and



backyard space made for family fun and quiet evenings under the stars.

From everyday living to special family moments, this home truly has it all. Come see why families love living in The Canyonsâ€™ schedule your private showing today with your favourite REALTORÂ®!

Built in 2012

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2208299 |
| Price | \$635,000 |
| 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 | 66 |
| Zoning | R-L |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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