

\$679,900 - 303 Canyon Estates Place W, Lethbridge

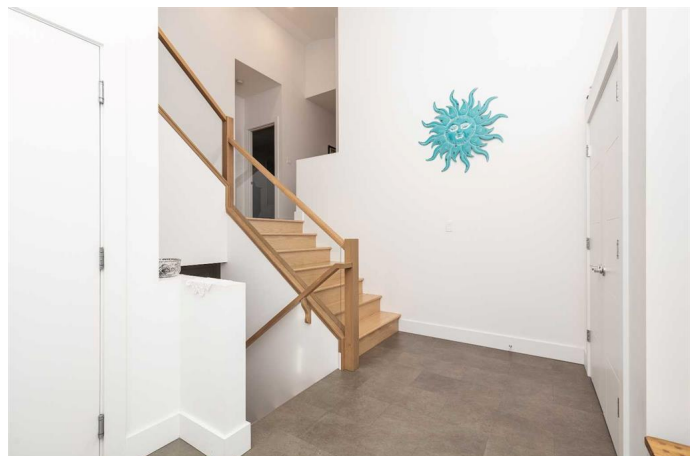
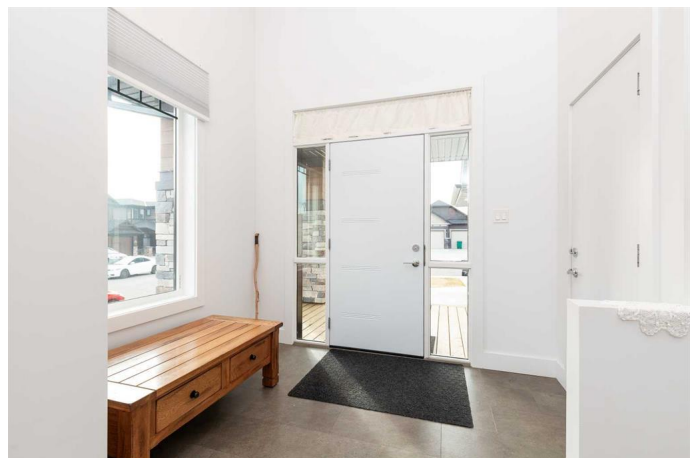
MLS® #A2270847

\$679,900

5 Bedroom, 4.00 Bathroom, 1,844 sqft
Residential on 0.16 Acres

The Canyons, Lethbridge, Alberta

Welcome to The Canyons, one Lethbridge's most prestigious and sought-after neighborhoods. Located on a quiet cul-de-sac, this beautifully maintained 5-bedroom, 3.5-bath home offers a perfect blend of elegance, comfort, and modern convenience. Built in 2017, this inviting residence welcomes you with stunning maple hardwood floors, abundant natural light, and a bright open-concept layout. The gorgeous kitchen features a full stainless steel appliance package, a spacious walk-in pantry, and seamless flow into the dining and living areas—ideal for both daily living and entertaining. The primary bedroom is conveniently located on the main floor, offering privacy and ease of access—complete with beautifully appointed finishes that create a relaxing retreat. Upstairs, you'll find two generous bedrooms, a well-designed main bathroom, and the added convenience of laundry on the upper level, making everyday routines effortless. The walkout basement provides incredible flexibility, featuring two additional bedrooms, a stylish wet bar, and a bright, open gathering area perfect for guests, recreation, or extended family living. Outside, this home showcases beautiful curb appeal and a large double attached garage, fully finished inside for comfort and storage. The Canyons neighborhood is loved for its peaceful environment, upscale homes, and access to nature. Just steps away, enjoy nearby walking and biking paths, offering



endless opportunity to explore the outdoors right from your doorstep. Warm, welcoming, and meticulously cared for, this exceptional home offers luxury, location, and lifestyle in one of the most desirable communities. A truly wonderful opportunity to make your home in The Canyons.

Built in 2017

Essential Information

MLS® #	A2270847
Price	\$679,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,844
Acres	0.16
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	303 Canyon Estates Place W
Subdivision	The Canyons
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7A4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	1
Zoning	R-L

Listing Details

Listing Office	Lethbridge Real Estate.com
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