\$639,999 - 103 Canyon Estates Way W, Lethbridge

MLS® #A2262328

\$639,999

4 Bedroom, 3.00 Bathroom, 1,506 sqft Residential on 0.13 Acres

The Canyons, Lethbridge, Alberta

Discover the perfect blend of modern comfort, smart upgrades, and timeless design in this beautifully finished 2015 detached bi-level home by Avonlea Homes. Lovingly maintained by its original owner, this smoke-free home is packed with high-end features, both inside and out. The open-concept main level is bright and welcoming, enhanced by vaulted 12-ft ceilings at the peak, 9-ft ceilings throughout, and multiple skylights that flood the space with natural light. You'll find durable vinyl plank flooring in the main living areas, plush carpeting in all bedrooms, and ceramic tile in each bathroom. The kitchen is a true chef's dream with quartz countertops, a Samsung gas stove and refrigerator, a Bosch dishwasher (4 years old), built-in microwave shelf, wood-accented range hood, and a garburator for added convenience. All faucets, toilets, and showers are low-flow, ensuring water efficiency throughout. A spacious, main floor laundry room with upper cabinets and a sink adds everyday convenience.

The private primary suite offers a spa-like retreat, featuring a jetted tub, rain shower head, and heated tile floors in the ensuite. Downstairs, the fully finished basement delivers on both style and versatility with a custom wet bar featuring granite countertops, bar fridge and a soundproof bedroom—ideal for guests, a home office, or media room.

This home comes loaded with functional







upgrades: a Navien tankless hot water system (4 years old), original furnace (regularly serviced), central A/C, Nest programmable smart thermostat, keyless entry to both the house and garage, sump pump, and a gas fireplace with a fan that helps reduce utility costs in the winter.

The heated, insulated, drywalled, and epoxied garage includes a man door to the backyard for added access and flexibility. Curb appeal is elevated by vinyl siding with rock accents and Gemstone smart exterior lighting. Outdoors, enjoy the pressure-treated wood deck with natural gas BBQ hookup, a 15x32 concrete pad (just 2 years old)â€"perfect for entertaining and ready for a hot tub, with rough-in plumbing and a dedicated 240 volt panel already in place. A fully landscaped, low-maintenance yard is supported by a Hunter underground irrigation system (front and back). The property also features dual backyard access from both the garage side and street side and backs on to a quiet residential road.

With its stylish finishes, smart upgrades, and superior maintenance history, this move-in-ready home offers the perfect blend of comfort, efficiency, and lasting value. Book your private tour todayâ€"this home won't last long!

Built in 2015

Essential Information

MLS® # A2262328

Price \$639,999

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,506 Acres 0.13 Year Built 2015

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 103 Canyon Estates Way W

Subdivision The Canyons
City Lethbridge
County Lethbridge

Province Alberta
Postal Code T1J 4S8

Amenities

Parking Spaces 6

Parking Additional Parking, Driveway, Garage Door Opener, Heated Garage,

Insulated, Oversized, Triple Garage Attached

of Garages 3

Interior

Interior Features Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen

Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Smart Home, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet

Bar, Wired for Sound

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s),

Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Window

Coverings, Gas Oven

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes
Basement Full

Exterior

Exterior Features Balcony, Lighting, Private Yard, Storage

Lot Description Corner Lot, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 4th, 2025

Days on Market 29 Zoning R-L

Listing Details

Listing Office Real Broker

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