

\$509,900 - 248 Squamish Court W, Lethbridge

MLS® #A2182181

\$509,900

4 Bedroom, 3.00 Bathroom, 1,379 sqft
Residential on 0.10 Acres

Indian Battle Heights, Lethbridge, Alberta

More photos coming early next week!
Welcome to this bright and spacious 4-bedroom home, perfectly nestled in a quiet, family-friendly neighborhood in west Lethbridge. This former show home is designed to impress with its vaulted ceilings and large windows that flood the main living spaces with natural light, creating a welcoming and airy atmosphere.

The main floor features an inviting entrance that leads into an open-concept living area, including the kitchen, dining room, and living room – ideal for both entertaining and everyday family life. Also located on the main floor is a four-piece bathroom and two generously sized bedrooms, providing ample space for family members or guests.

Upstairs, above the garage, is the expansive primary bedroom suite, offering a private retreat with a large en-suite bathroom and a walk-in closet, perfect for your storage needs.

The finished basement adds even more value to this home with a large rec room, offering a great space for entertainment or relaxation. The cozy family room features a beautiful fireplace, adding a touch of warmth and comfort. Additionally, the basement includes another bedroom, a full bathroom, and a convenient laundry room.

This home is equipped with modern comforts



such as air conditioning and a double-car garage for your convenience. The fully landscaped yard, complete with underground sprinklers, provides low-maintenance outdoor living, ideal for enjoying the warm weather.

With its perfect blend of comfort, style, and functionality, 248 Squamish Court W is the ideal place to call home. Schedule a showing today with your REALTOR®.

Built in 2004

Essential Information

MLS® #	A2182181
Price	\$509,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,379
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	248 Squamish Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7Z1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan, Window Coverings
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Street Lighting, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 5th, 2024
Days on Market	98
Zoning	R-SL

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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