

3 Squamish Boulevard W Lethbridge, Alberta

MLS # A2162886



\$450,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,124 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Fridge(x2) stove(x2) microwave(2) dishwasher washer(x2) dryer(x2) central vacuum, A/C, window coverings

Welcome to 3 Squamish Blvd W, a fantastic opportunity for investors or families seeking a versatile and well-maintained home! This beautifully kept property features 4 bedrooms and 3 bathrooms, with a full finished basement. Both the upstairs and downstairs feature an open-concept layout, and separate laundry options, creating a spacious and inviting atmosphere that's perfect for entertaining or family living. The home has been meticulously cared for, ensuring that it's move-in ready. With back alley access and a corner lot, you'll have ample parking options! and stay cool during those warm summer months with the home's central air conditioning! This home is close to a variety of convenient amenities such as shopping centers, schools, walking paths, and the University, making it ideal for both families and tenants. Whether you're looking to add to your investment portfolio or you're searching for a family home with extra income potential, 3 Squamish Blvd W is a fantastic opportunity!