

**248 Squamish Court W
Lethbridge, Alberta**

MLS # A2182181



\$509,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,379 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Street Lighting, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: N/A

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®.