

# \$370,000 - 489 Squamish Lane W, Lethbridge

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MLS® #A2223192

## \$370,000

4 Bedroom, 2.00 Bathroom, 908 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

This West Lethbridge bi-level home has been tastefully updated with comfort in mind! The main floor is bright and inviting with vaulted ceilings and large windows. This property has been freshly painted from top to bottom, giving every room a modern look. The open-concept main-floor layout is perfect for entertaining, with tons of space for seating. The kitchen features a pantry, plenty of cupboard and counter space, and a brand new dishwasher which will make meal prep and clean-up a breeze. Down the hall, two bedrooms and a full four-piece bath can be found each with large closets and high ceilings. Downstairs, a huge rec room with new carpet is surrounded by two bedrooms, a three-piece bath, a laundry room, and convenient storage areas. In the back yard which can be accessed through the dining room, a rear deck leads down onto the lawn which features a firepit and fencing, creating the perfect place to host friends and family during the warmer months. If an updated West Lethbridge bi-level home sounds like the spot for you, give your REALTOR® a call and book a showing today!

Built in 2004

## Essential Information

MLS® #                   A2223192

Price                     \$370,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	908
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	489 Squamish Lane W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K7W7

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Driveway, Off Street

### Interior

Interior Features	Built-in Features, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Other, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	4
Zoning	R

## **Listing Details**

Listing Office	Grassroots Realty Group
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