



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**489 Squamish Lane W
Lethbridge, Alberta**

MLS # A2223192



\$370,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	908 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R
Utilities:	-

Inclusions: N/A

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!