



**GRASSROOTS**  
REALTY GROUP

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**7 Squamish Boulevard W  
Lethbridge, Alberta**

**MLS # A2233061**



**\$525,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,322 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Open Floorplan, Stone Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Pot Filler

Fully Renovated & Move-In Ready! This beautifully updated 4-bedroom, 3-bathroom home offers a fresh, modern feel in an established westside neighbourhood. With easy access to schools, parks, amenities, and Highway 3, this property is both convenient and functional. Enjoy the benefits of a brand-new kitchen, updated bathrooms, new flooring, appliances, roof, and quality finishes throughout. The main floor offers great flow for daily living, while the finished lower level adds space for family, hobbies, or guests. The double attached garage, fully fenced yard, and landscaped outdoor area make this home truly complete. Take a look through the photos and virtual tour to see everything this home has to offer—its move-in ready and waiting for you!