



**GRASSROOTS**  
REALTY GROUP

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**267 Squamish Court W  
Lethbridge, Alberta**

**MLS # A2233946**



**\$459,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,146 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Immediate Possession Available with this Fully developed, 4-bedroom, 3-bathroom bi-level that offers comfortable living inside and out. Thoughtfully maintained and nicely finished, this home is perfect for anyone looking for a functional, stylish space with all the extras. Enjoy a spacious primary suite complete with a soaker tub and separate shower, central air conditioning, underground sprinklers, a cozy gas fireplace, durable tile flooring, and all your essential appliances and a new hot water tank included. With everything finished and landscaped, there's nothing left to do but move in and make it your own!