



GRASSROOTS
REALTY GROUP

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

**243 Squamish Court W
Lethbridge, Alberta**

MLS # A2237031



\$489,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,093 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, No Neighbours Behind, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Hot Tub, Blinds, Kids play set, Above ground planters, u/g sprinklers (front/back), Bsmt Fridge, Covered Sandbox.

This 4-bedroom, 2.5-bathroom bi-level offers function, flexibility, and features that matter. The main floor includes an open-concept living room, dining area, and U-shaped kitchen—plus two bedrooms, including a primary suite with a walk-in closet and ensuite. Laundry is currently on the main floor, with the option to relocate it downstairs if preferred. The lower level features two additional good-sized bedrooms, a spacious family room with wet bar, and a full bathroom with a heat lamp for added comfort. The outdoor space includes a fully fenced backyard with underground sprinklers, above-ground planters with irrigation, and a hot tub to unwind at the end of the day. It's set up for both relaxation and entertaining. Other highlights: a double attached garage, newer roof and siding, newer hot water tank, central A/C, and central vac with those always-popular kick sweeps. Located in a great neighbourhood close to schools, parks, walking paths, and with easy access to the coulees. Take a look through the photos and see if this home might be the one you've been waiting for.