



GRASSROOTS
REALTY GROUP

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**590 Squamish Lane W
Lethbridge, Alberta**

MLS # A2240883



\$449,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,031 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Gara		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: Fridge, range, dishwasher, window coverings, garage door opener w/ front doorbell camera controller, central A/C, central vac & attachments & range hood

A great family home with around the corner, 3 schools in the neighborhood and quick access to shopping and other amenities. The upper level features 2 bedrooms, 1 bathroom, 1 ensuite, vaulted ceilings in the main area and the kitchen leads to a walkout covered deck. The basement welcomes you to a large open family room for the kids to play, 2 more bedrooms another bedroom and under stair storage room. The garage has been insulated and dry walled and features a recently installed garage door opener that can be opened using the security camera doorbell or from your phone. Other notable details include is recently redone roof (2 years ago), A/C , central vac and under deck storage. Do not miss your chance to view this wonderful home while you have the chance