



GRASSROOTS
REALTY GROUP

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**609 Squamish Lane W
Lethbridge, Alberta**

MLS # A2244814



\$450,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,395 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wood Counters		

Inclusions: Dishwasher, Microwave Hood Fan, Refrigerator, Washer and Dryer, blinds only, Stove, Ceiling Fan, Garage Door Opener, AC, sump pump, underground sprinklers in back only,

Welcome to this freshly renovated home with a long list of updates! You'll love the freshly painted cabinets, brand-new countertops and sink, a new roof, and newer appliances — the fridge and dishwasher are just 3 years old, as is the central A/C! This home is cute, cute, cute with beautiful wide vinyl plank flooring throughout, vaulted ceilings, and stylish feature walls. This fully developed four-level split offers four bedrooms and two full bathrooms, providing plenty of space for families or guests. The third level boasts a huge family room with more vinyl plank flooring and a wet bar rough-in — perfect for entertaining! The single attached garage is insulated and drywalled. Located close to the Safeway shopping center and just steps from Squamish Park. ?? Call your favorite REALTOR® today to book your showing!