



**GRASSROOTS**  
REALTY GROUP

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

**240 Squamish Court W  
Lethbridge, Alberta**

**MLS # A2245195**



**\$499,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,298 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Underground Sprinklers (front & back), Gas Heater in Garage, Awning

This well-maintained home is ready for its next chapter! With a total of 3 bedrooms and 3 full bathrooms, it offers a functional layout for a variety of living styles. The primary bedroom is on its own upper level and features a walk-in closet and full ensuite—your own private retreat. One bedroom is located on the main floor, and the third is on the lower level. The main floor boasts a bright, open-concept kitchen, dining area, and living room—perfect for hosting and everyday living. Step onto the deck to enjoy the sunshine, and when you want a little extra shade, the built-in awning offers added comfort and convenience. The lower level feels light and welcoming with large windows and direct backyard access. There's a cozy gas fireplace for cooler months and air conditioning for those hot Lethbridge days. The backyard includes a great patio space—perfect for relaxing or entertaining. Plus, the double garage is gas-heated, adding even more value. Move-in ready and well cared for—check out the photos and virtual tour to see if this home is what you've been waiting for!