



GRASSROOTS
REALTY GROUP

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7 Squamish Bay W Lethbridge, Alberta

MLS # A2245384



\$489,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Indian Battle Heights | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,262 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Standard Shaped Lot, Treed | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R-SL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan | | |

Inclusions: Shed, Workbench in garage.

Nice bi-level home with a walk-out basement tucked away on a cul-de-sac in West Lethbridge. Home features welcoming entry with full length mirror closet doors and entrance to garage. Main floor is an open plan with vaulted ceilings and laminate floors in living room, dining room, and kitchen. Large windows at the front of the home let in lots of natural light. Kitchen features stainless steel appliances including brand new gas stove, and new dishwasher. Fridge has water feature. There is also a pantry and there is a door to the large deck out back. Continuing on the main, you'll find 2 bedrooms including primary with 4 piece ensuite featuring jetted tub and separate walk-in shower. There is also a walk-in closet. Another full bathroom with tub/shower combo, and a separate laundry room with sink complete the main. Walk-out basement is fully developed with HUGE family room that features a gas fireplace, 2 more bedrooms(each with their own walk-in closet), and a 3 piece bathroom with stand up shower. There is plenty of storage in the furnace room! Door from family room walks out to patio below deck. Yard is fenced and landscaped and features a shed and several trees. Move in and enjoy!