



**279 Squamish Court W  
Lethbridge, Alberta**

**MLS # A2257707**



**\$489,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Window Coverings, garage shelves, tv mounts, shed

If you're looking for the perfect family home, this is it! Step inside to a bright, open-concept kitchen and living room with vaulted ceilings that make the space feel expansive and inviting. The primary suite includes a spacious ensuite complete with a jacuzzi tub and shower, while a second well-sized bedroom is just down the hall. Natural light floods the main living area through impressive floor-to-ceiling windows, creating a warm and welcoming atmosphere. The fully finished basement offers a cozy family room with a gas fireplace—perfect for movie nights or relaxing evenings at home. Outside, enjoy a nicely landscaped, private yard that's ready for entertaining or quiet mornings with a coffee. Recent updates include new flooring and carpet, updated light fixtures, a new washer and dryer, and a roof replaced in 2022. This home is move-in ready and waiting for its next family to make lasting memories. Don't miss your chance, schedule your showing with your favorite REALTOR today!