



GRASSROOTS
REALTY GROUP

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**279 Squamish Court W
Lethbridge, Alberta**

MLS # A2257707



\$489,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	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!