



**52 Squamish Crescent W  
Lethbridge, Alberta**

**MLS # A2288675**



**\$499,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Pantry, Skylight(s), Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Range Hood, Dishwasher, Central A/C, Washer, Dryer, All window Coverings and Blinds, Garage Door Opener and Remote, Underground Sprinklers, Garden Sprinklers,

This well-maintained home offers 4 bedrooms and 3 full bathrooms, with thoughtful upgrades and features throughout. The insulated double attached garage is plumbed for a future gas furnace, and inside you'll find spacious bedrooms—three with walk-in closets, including the primary suite complete with a luxurious ensuite featuring a jetted tub and separate walk-in shower. The main living room is bright and inviting with a soaring cathedral ceiling, large south-facing windows, and a skylight. Honeycomb top-down/bottom-up blinds provide excellent heat and cold insulation while letting in natural light. The functional kitchen and dining area flow nicely to the back deck, and the rear door includes convenient between-the-glass blinds. Downstairs, the cozy family room features a gas fireplace—perfect for relaxing evenings. The home has been freshly painted and includes newer appliances, hot water on demand, and a newer automatic sump pump for added peace of mind. Step outside to enjoy the beautifully landscaped yard with established perennial gardens, underground sprinkler system, and a large tiered deck that has been recently sanded and sealed with Thompson's WaterSeal in natural cedar. There's also a handy under-deck storage area for seasonal items. Ideally located near schools, shopping, parks, and playgrounds, and just a 5-minute drive to the YMCA—this move-in-ready home offers comfort, functionality, and convenience in a fantastic neighbourhood.