



**52 Salish Bay W
Lethbridge, Alberta**

MLS # A2294435



\$535,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Microwave hood fan.

Welcome to 52 Salish Bay—an inviting, well-maintained 3-bedroom, 3.5-bath home designed for comfortable living and entertaining. The bright open-concept floor plan offers spacious living areas, central A/C, a fully finished walk-out basement, and a private backyard. The kitchen provides ample storage and counter space, while the basement adds flexible space for a home office or recreation area. Located in a desirable neighbourhood close to schools, parks, shopping, and essential amenities, this move-in-ready home offers both practicality and convenience in a highly sought-after location.