



**10 Squamish Bay W
Lethbridge, Alberta**

MLS # A2171664



\$509,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,719 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Microwave, A/C, window coverings, Hot Tub as is where is, pool as is where is, shed as is where is, electric heater in garage, pool accessories & toys, additional flooring & siding

Looking for a beautiful family home in a family-oriented neighborhood? This one-owner, 2-story home offers 2,249 sq ft of developed space in a quiet cul-de-sac. Just minutes from several schools, you can also easily walk to West Lethbridge Towne Centre Shopping Mall for shopping, dining, and banking. The main floor features hardwood floors and an open-concept layout with a living room and fireplace. The modern kitchen includes stainless steel appliances, ample cabinetry, a corner pantry, and a gorgeous island perfect for family gatherings. Additional cabinetry is located adjacent to the dining area for extra storage. You'll also enjoy the convenience of main-floor laundry and a half bath. Upstairs, there are three bedrooms and a versatile bonus area. The primary bedroom boasts a luxurious ensuite with dual sinks, a separate shower, a corner tub, and a walk-in closet. The fully finished basement adds even more living space, including a fourth bedroom, a fourth bathroom, storage, and a family room. The backyard is an oasis, complete with a beautiful deck, a hot tub, and an above-ground pool. The fenced yard spans over 6,000 square feet, leaving plenty of room to enjoy. This home also includes a heated, insulated double-attached garage, all appliances, and air conditioning. Call your favorite REALTOR® today to schedule a viewing! Quick possession is possible.