



**65 Squamish Crescent W  
Lethbridge, Alberta**

**MLS # A2172082**



**\$449,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lawn, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener and Remote, All Blinds and Window Coverings, OTR Microwave, White Cabinets in Garage, Central Vacuum and Hose, Central A/C

Welcome to your dream bi-level family home in the heart of West Lethbridge! This well-maintained property features four bedrooms and three bathrooms, making it the perfect fit for families of all sizes. Step inside to discover a bright and inviting kitchen, complete with a stylish tiled backsplash, elegant stone countertops, and a glass top stove—ideal for the home chef. The kitchen flows seamlessly into the open-concept living area, creating a warm and welcoming space for family and friends. Just a few steps away, your lovely back deck, complete with gas line for your BBQ, extends your living space outdoors, ideal for enjoying summer barbecues or morning coffee. Retreat to the main bedroom, which features a private ensuite for your convenience, just down the hall to two additional bedrooms. The finished basement adds even more value to this home, offering another bedroom, a 4-piece bath, a spacious recreation room, a laundry room, and plenty of additional storage options. Outside, the fully fenced backyard is your low-maintenance oasis, featuring a concrete patio that's perfect for entertaining, or simply relaxing in the sun. For those who love to tinker, the double car garage comes equipped with a workbench, making it a convenient space for hobbies or projects. Location is everything, and not only is this home just steps away from the beautiful Squamish Park, it's also surrounded by other green spaces, schools, shopping, and all the amenities you need. Don't miss the opportunity to make this exceptional property your new home sweet home! Contact your REALTOR® to book your private tour.