



**248 Squamish Court W  
Lethbridge, Alberta**

**MLS # A2182181**



**\$509,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,379 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Street Lighting, See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** N/A

More photos coming early next week! Welcome to this bright and spacious 4-bedroom home, perfectly nestled in a quiet, family-friendly neighborhood in west Lethbridge. This former show home is designed to impress with its vaulted ceilings and large windows that flood the main living spaces with natural light, creating a welcoming and airy atmosphere. The main floor features an inviting entrance that leads into an open-concept living area, including the kitchen, dining room, and living room — ideal for both entertaining and everyday family life. Also located on the main floor is a four-piece bathroom and two generously sized bedrooms, providing ample space for family members or guests. Upstairs, above the garage, is the expansive primary bedroom suite, offering a private retreat with a large en-suite bathroom and a walk-in closet, perfect for your storage needs. The finished basement adds even more value to this home with a large rec room, offering a great space for entertainment or relaxation. The cozy family room features a beautiful fireplace, adding a touch of warmth and comfort. Additionally, the basement includes another bedroom, a full bathroom, and a convenient laundry room. This home is equipped with modern comforts such as air conditioning and a double-car garage for your convenience. The fully landscaped yard, complete with underground sprinklers, provides low-maintenance outdoor living, ideal for enjoying the warm weather. With its perfect blend of comfort, style, and functionality, 248 Squamish Court W is the ideal place to call home. Schedule a showing today with your REALTOR®.