

# \$449,900 - 267 Squamish Court W, Lethbridge

MLS® #A2233946

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,146 sqft

Residential on 0.10 Acres

Indian Battle Heights, Lethbridge, Alberta

Immediate Possession Available with this Fully developed, 4-bedroom, 3-bathroom bi-level that offers comfortable living inside and out. Thoughtfully maintained and nicely finished, this home is perfect for anyone looking for a functional, stylish space with all the extras. Enjoy a spacious primary suite complete with a soaker tub and separate shower, central air conditioning, underground sprinklers, a cozy gas fireplace, durable tile flooring, and all your essential appliances and a new hot water tank included. With everything finished and landscaped, there's nothing left to do but move in and make it your own!

Built in 2005

## Essential Information

MLS® #	A2233946
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,146
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information



Address	267 Squamish Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7Y9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Underground Sprinklers
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	63
Zoning	R-SL

### **Listing Details**

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.