# \$519,900 - 240 Squamish Court W, Lethbridge

MLS® #A2245195

# \$519,900

3 Bedroom, 3.00 Bathroom, 1,298 sqft Residential on 0.11 Acres

Indian Battle Heights, Lethbridge, Alberta

This well-maintained home is ready for its next chapter! With a total of 3 bedrooms and 3 full bathrooms, it offers a functional layout for a variety of living styles. The primary bedroom is on its own upper level and features a walk-in closet and full ensuiteâ€"your own private retreat. One bedroom is located on the main floor, and the third is on the lower level.

The main floor boasts a bright, open-concept kitchen, dining area, and living roomâ€"perfect for hosting and everyday living. Step onto the deck to enjoy the sunshine, and when you want a little extra shade, the built-in awning offers added comfort and convenience.

The lower level feels light and welcoming with large windows and direct backyard access. There's a cozy gas fireplace for cooler months and air conditioning for those hot Lethbridge days. The backyard includes a great patio spaceâ€"perfect for relaxing or entertaining. Plus, the double garage is gas-heated, adding even more value.

Move-in ready and well cared forâ€"check out the photos and virtual tour to see if this home is what you've been waiting for!

Built in 2005

## **Essential Information**

MLS® # A2245195







Price \$519,900

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,298

Acres 0.11

Year Built 2005

Type Residential Sub-Type Detached

Style Modified Bi-Level

Status Active

# **Community Information**

Address 240 Squamish Court W

Subdivision Indian Battle Heights

City Lethbridge

County Lethbridge

Province Alberta

Postal Code T1K 7Z1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Parking Pad

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave

Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Awning(s)

Lot Description Back Yard, Front Yard, Landscaped, Underground Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed August 1st, 2025

Days on Market 1

Zoning R-SL

# **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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