

**267 Squamish Court W
Lethbridge, Alberta**

MLS # A2233946



\$449,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,146 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Underground Sprinklers		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-SL
Utilities:	-

Inclusions: N/A

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!