

## 243 Squamish Court W Lethbridge, Alberta

**MLS # A2237031**



# \$489,900

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,093 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, No Neighbours Behind, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<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>	Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** Hot Tub, Blinds, Kids play set, Above ground planters, u/g sprinklers (front/back), Bsmt Fridge, Covered Sandbox.

This 4-bedroom, 2.5-bathroom bi-level offers function, flexibility, and features that matter. The main floor includes an open-concept living room, dining area, and U-shaped kitchen—plus two bedrooms, including a primary suite with a walk-in closet and ensuite. Laundry is currently on the main floor, with the option to relocate it downstairs if preferred. The lower level features two additional good-sized bedrooms, a spacious family room with wet bar, and a full bathroom with a heat lamp for added comfort. The outdoor space includes a fully fenced backyard with underground sprinklers, above-ground planters with irrigation, and a hot tub to unwind at the end of the day. It's set up for both relaxation and entertaining. Other highlights: a double attached garage, newer roof and siding, newer hot water tank, central A/C, and central vac with those always-popular kick sweeps. Located in a great neighbourhood close to schools, parks, walking paths, and with easy access to the coulees. Take a look through the photos and see if this home might be the one you've been waiting for.