

240 Squamish Court W Lethbridge, Alberta

MLS # A2245195



\$499,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,298 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Underground Sprinklers (front & back), Gas Heater in Garage, Awning

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 ensuite—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 room—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 space—perfect for relaxing or entertaining. Plus, the double garage is gas-heated, adding even more value. Move-in ready and well cared for—check out the photos and virtual tour to see if this home is what you've been waiting for!