

**493 Squamish Lane W
Lethbridge, Alberta**

MLS # A2301149



\$409,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	895 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Camera's front and rear. Monthly contract / fee could be assumed.

Located in the desirable Squamish area, this beautiful home has been very well maintained and fully developed on all 4 levels. The large front driveway could accommodate 2 or 3 vehicles. As you walk into the spacious front entry you will find an open concept main living space, a well laid out kitchen with newer stainless steel appliances and an elegant spacious dining area with two side windows, bringing in additional light to the main floor. The primary bedroom and walk-in closet are located on the upper level, along with an additional bedroom and 4 piece bathroom and lots of storage areas. The 3rd level was recently upgraded to add a beautiful, spacious bathroom in this bright family room, which also has a dedicated computer area and a rear exit out to a beautiful and easy to maintain yard that is fully landscaped with a gorgeous patio and surrounded with shrubs, trees and oriental grass to enjoy your own quiet and private oasis with no neighbours in the rear. The 4th level was recently and professionally completed to include a large bedroom, a good size window and a beautiful new 4 piece bathroom, making a total of 3 spacious bathrooms. The 4th level could also be used as the primary suite or a fabulous guest suite with its own rear entry. This elegant property has almost 1,700 square feet of developed living space. Book your showing with a Realtor today.