

119 Squamish Court W Lethbridge, Alberta

MLS # A2341269



\$490,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,208 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Concrete, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to 119 Squamish Court, a spacious 4-bedroom, 3-bathroom home tucked away on a quiet cul-de-sac in the desirable west Lethbridge community of Indian Battle Heights. Located just minutes from schools, parks, playgrounds, and everyday amenities, this home offers a fantastic location for families. As you arrive, a large mature tree provides plenty of shade and adds to the welcoming curb appeal. Step inside to a bright, open foyer highlighted by tall vaulted ceilings that create an immediate sense of space. Upstairs, the open-concept main floor features a large kitchen with a centre island, newer appliances, and plenty of room for cooking and entertaining. The kitchen flows seamlessly into the dining area and spacious living room, where large windows fill the space with natural light. Just off the living room, step onto the rear deck overlooking the fully fenced backyard. Two well-sized bedrooms and two bathrooms complete the main floor, including the primary bedroom with dual closets and its own 3-piece ensuite. Down the hall, you'll find the second bedroom and a full 4-piece bathroom. Head downstairs to a large family room featuring a cozy gas fireplace, providing plenty of additional space to relax or entertain. Two more generously sized bedrooms and another 4-piece bathroom complete the lower level, making this home a great fit for growing families, guests, or those looking for extra space. Outside, a double attached garage and oversized driveway provide plenty of room for vehicles and additional parking. With a spacious layout, four bedrooms, a fully fenced yard, and a great location on a quiet cul-de-sac, 119 Squamish Court has plenty to offer. Oh, and did we mentioned that this house Central AC, with a new unit installed this year? Don't miss your chance to see it, contact your favourite REALTOR® today! Photos were taken September

2025 before current tenant moved in.