

# \$399,900 - 14 Squamish Boulevard W, Lethbridge

MLS® #A2211462

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

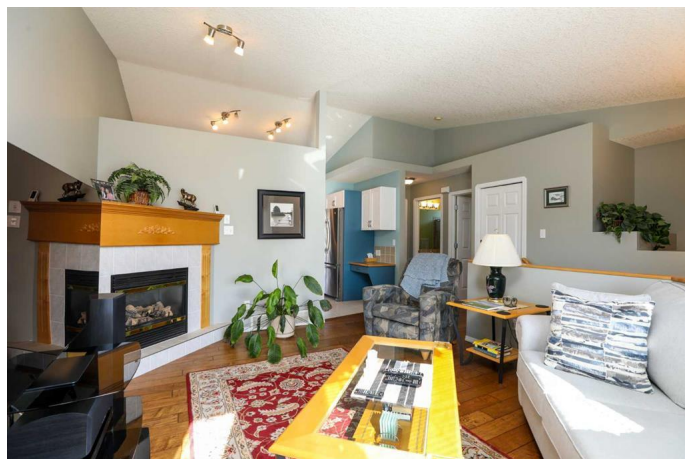
Immaculate One-Owner Bi-Level!! Welcome to 14 Squamish Boulevard; beautifully maintained gem, proudly owned by just one family and cared for with exceptional pride. Located in the heart of West Lethbridge, this 2-bedroom, 2-bathroom home offers the perfect blend of comfort, convenience, and potential. Step inside to find a bright and welcoming main floor with a spacious living area, a well-appointed kitchen, and a dining room that opens to a sunny west facing backyard deck – ideal for summer barbecues or your morning coffee. The primary bedroom boasts a generous 4-piece ensuite, offering your own private retreat. This home comes equipped with a new air conditioning unit, a newer hot water tank, and a recently replaced roof, providing peace of mind for years to come. The double attached garage offers plenty of space for parking and storage. Downstairs, the undeveloped basement is a blank canvas waiting for your personal touch – whether you're dreaming of additional bedrooms, a rec room, or a home office, the possibilities are endless. This home is move-in ready with room to grow.

Built in 2002

## Essential Information

MLS® # A2211462

Price \$399,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,098
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	14 Squamish Boulevard W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K7J7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Walk-In Closet(s), Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	6
Zoning	R-L

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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