

\$370,000 - 489 Squamish Lane W, Lethbridge

MLS® #A2223192

\$370,000

4 Bedroom, 2.00 Bathroom, 908 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

This West Lethbridge bi-level home has been tastefully updated with comfort in mind! The main floor is bright and inviting with vaulted ceilings and large windows. This property has been freshly painted from top to bottom, giving every room a modern look. The open-concept main-floor layout is perfect for entertaining, with tons of space for seating. The kitchen features a pantry, plenty of cupboard and counter space, and a brand new dishwasher which will make meal prep and clean-up a breeze. Down the hall, two bedrooms and a full four-piece bath can be found each with large closets and high ceilings. Downstairs, a huge rec room with new carpet is surrounded by two bedrooms, a three-piece bath, a laundry room, and convenient storage areas. In the back yard which can be accessed through the dining room, a rear deck leads down onto the lawn which features a firepit and fencing, creating the perfect place to host friends and family during the warmer months. If an updated West Lethbridge bi-level home sounds like the spot for you, give your REALTOR® a call and book a showing today!

Built in 2004

Essential Information

MLS® # A2223192

Price \$370,000



| | |
|----------------|-------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 908 |
| Acres | 0.08 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 489 Squamish Lane W |
| Subdivision | Indian Battle Heights |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K7W7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Concrete Driveway, Driveway, Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Other, Private Entrance, Private Yard |
| Lot Description | Back Yard, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 1 |
| Zoning | R |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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