

# \$459,900 - 267 Squamish Court W, Lethbridge

MLS® #A2233946

**\$459,900**

4 Bedroom, 3.00 Bathroom, 1,146 sqft

Residential on 0.10 Acres

Indian Battle Heights, Lethbridge, Alberta

Immediate Possession Available with this Fully developed, 4-bedroom, 3-bathroom bi-level that offers comfortable living inside and out. Thoughtfully maintained and nicely finished, this home is perfect for anyone looking for a functional, stylish space with all the extras. Enjoy a spacious primary suite complete with a soaker tub and separate shower, central air conditioning, underground sprinklers, a cozy gas fireplace, durable tile flooring, and all your essential appliances and a new hot water tank included. With everything finished and landscaped, there's nothing left to do but move in and make it your own!

Built in 2005

## Essential Information

MLS® #	A2233946
Price	\$459,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,146
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information



Address	267 Squamish Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7Y9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Underground Sprinklers
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 24th, 2025
Days on Market	58
Zoning	R-SL

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

