

\$499,900 - 240 Squamish Court W, Lethbridge

MLS® #A2245195

\$499,900

3 Bedroom, 3.00 Bathroom, 1,298 sqft

Residential on 0.11 Acres

Indian Battle Heights, Lethbridge, Alberta

This well-maintained home is ready for its next chapter! With a total of 3 bedrooms and 3 full bathrooms, it offers a functional layout for a variety of living styles. The primary bedroom is on its own upper level and features a walk-in closet and full ensuite—your own private retreat. One bedroom is located on the main floor, and the third is on the lower level.

The main floor boasts a bright, open-concept kitchen, dining area, and living room—perfect for hosting and everyday living. Step onto the deck to enjoy the sunshine, and when you want a little extra shade, the built-in awning offers added comfort and convenience.

The lower level feels light and welcoming with large windows and direct backyard access. There's a cozy gas fireplace for cooler months and air conditioning for those hot Lethbridge days. The backyard includes a great patio space—perfect for relaxing or entertaining. Plus, the double garage is gas-heated, adding even more value.

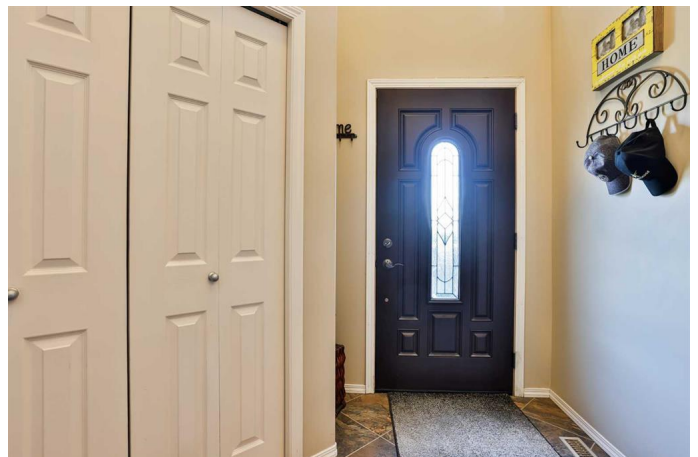
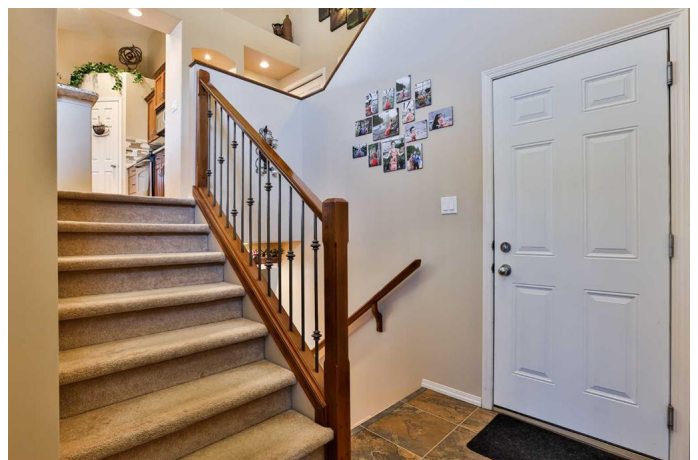
Move-in ready and well cared for—check out the photos and virtual tour to see if this home is what you've been waiting for!

Built in 2005

Essential Information

MLS® #

A2245195



Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,298
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	240 Squamish Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7Z1

Amenities

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

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features	Awning(s)
-------------------	-----------

Lot Description	Back Yard, Front Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	51
Zoning	R-SL

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.