

# \$489,900 - 279 Squamish Court W, Lethbridge

MLS® #A2257707

**\$489,900**

4 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.10 Acres

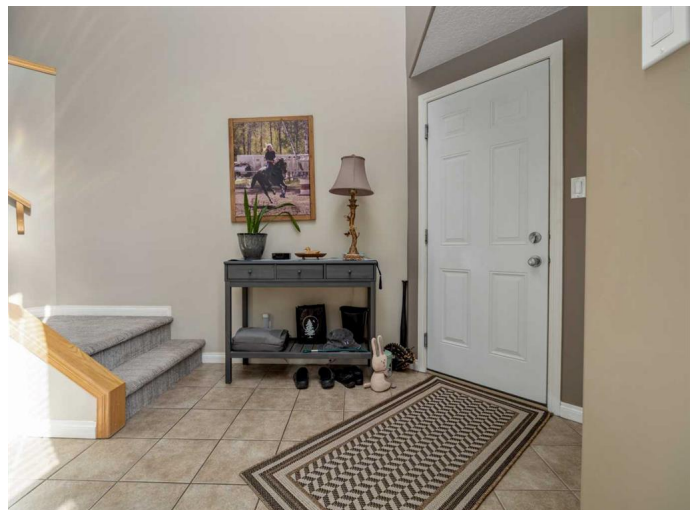
Indian Battle Heights, Lethbridge, Alberta

If you're looking for the perfect family home, this is it! Step inside to a bright, open-concept kitchen and living room with vaulted ceilings that make the space feel expansive and inviting. The primary suite includes a spacious ensuite complete with a jacuzzi tub and shower, while a second well-sized bedroom is just down the hall. Natural light floods the main living area through impressive floor-to-ceiling windows, creating a warm and welcoming atmosphere. The fully finished basement offers a cozy family room with a gas fireplace—perfect for movie nights or relaxing evenings at home. Outside, enjoy a nicely landscaped, private yard that's ready for entertaining or quiet mornings with a coffee. Recent updates include new flooring and carpet, updated light fixtures, a new washer and dryer, and a roof replaced in 2022. This home is move-in ready and waiting for its next family to make lasting memories. Don't miss your chance, schedule your showing with your favorite REALTOR® today!

Built in 2005

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2257707  |
| Price     | \$489,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,165       |
| Acres          | 0.10        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 279 Squamish Court W  |
| Subdivision | Indian Battle Heights |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K7Y9                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)                                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer |
| Heating           | Forced Air                                                                                                 |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Basement, Gas                                                                                              |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Private         |
| Roof              | Asphalt Shingle |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-SL                 |

**Listing Details**

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

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