

# \$389,900 - 73 Squamish Crescent W, Lethbridge

MLS® #A2101338

**\$389,900**

4 Bedroom, 2.00 Bathroom, 1,341 sqft

Residential on 0.11 Acres

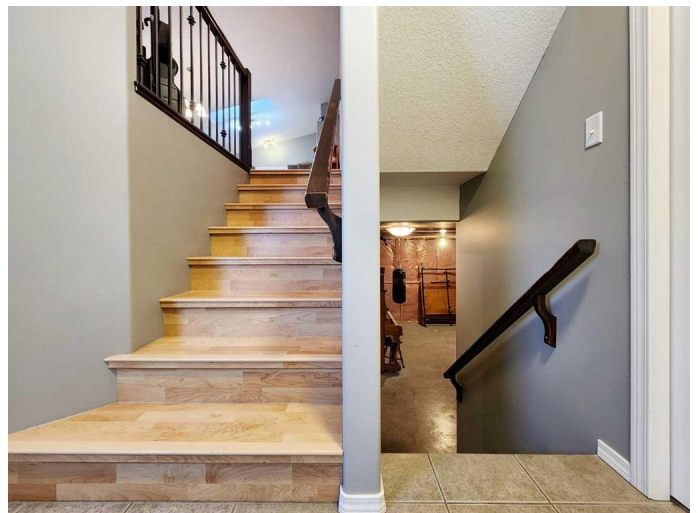
Indian Battle Heights, Lethbridge, Alberta

Fantastic one owner two story home located in a quiet crescent near most amenities. The University of Lethbridge, shopping , schools etc are only minutes away. This home is ideally priced with room to build some equity once you have finished developing the basement which already has one decent sized bedroom. The main floor is bright and open with a large kitchen complete with plenty of cabinets , an island, sky light etc and leads to a large partially covered deck to protect you from the elements. The main floor has a large living room and two bedrooms which are comfortably sized for your growing family. The upper floor has a large primary bedroom with a three piece ensuite and a large walk in closet. The lower level has plenty of room for a fifth bedroom plus a large family room. Some extras include a gated dog run, heated garage and lastly the home has also just installed new carpeting throughout.

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2101338  |
| Price          | \$389,900 |
| Sold Price     | \$385,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,341     |



|            |             |
|------------|-------------|
| Acres      | 0.11        |
| Year Built | 2005        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 73 Squamish Crescent W |
| Subdivision | Indian Battle Heights  |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1K 7Y9                |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 5                                  |
| Parking        | Double Garage Attached, Off Street |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Pantry, Sump Pump(s)                  |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                               |
| Cooling           | None                                                                  |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Partially Finished                                              |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                            |
| Lot Description   | Back Yard, City Lot, Front Yard, Lawn, Landscaped, Level, Standard Shaped Lot, Street Lighting, Private |
| Roof              | Asphalt Shingle                                                                                         |
| Construction      | Concrete                                                                                                |
| Foundation        | Poured Concrete                                                                                         |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | January 12th, 2024 |
| Date Sold   | January 24th, 2024 |

|                |      |
|----------------|------|
| Days on Market | 12   |
| Zoning         | R-SL |
| HOA Fees       | 0.00 |

**Listing Details**

Listing Office            RE/MAX REAL ESTATE - LETHBRIDGE

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