

\$349,900 - 597 Squamish Lane W, Lethbridge

MLS® #A2148573

\$349,900

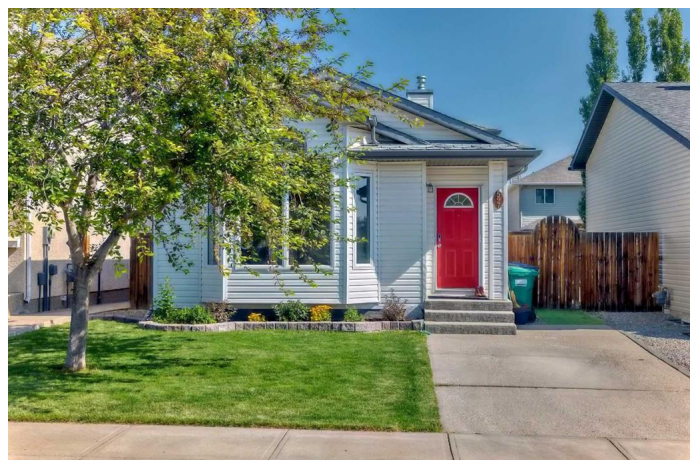
4 Bedroom, 2.00 Bathroom, 1,006 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to your new home in the heart of a serene and quiet neighbourhood! This impeccably maintained 4-level split offers unparalleled comfort and charm. Step inside to discover a fully finished interior boasting spacious living perfect for family gatherings and entertaining guests. New flooring and paint in 2019. The main level features vaulted ceilings and big bright windows, a modern kitchen with stainless steel appliances and a pantry. Upstairs, you'll find two cozy bedrooms including a primary with a walk-in closet and a 4-piece bathroom. Downstairs, a generous family room awaits, ideal for movie nights and spending time with the family. It also includes another 4-piece bathroom and the 3rd bedroom. On the bottom level is a large utility room that houses the washer/dryer, furnace, extra-large newer hot water tank and the central vac. This level also includes the 4th bedroom and a large flex room that could easily be a den/office or playroom. The backyard is a landscaped oasis with underground sprinklers, flower beds and a useful large shed. With its quiet location and proximity to schools, parks, and amenities, this home truly offers the best of suburban living. Don't miss out on this rare opportunity – schedule your showing today with your favorite Realtor and make this house your new home sweet home!

Built in 2003



Essential Information

MLS® #	A2148573
Price	\$349,900
Sold Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,006
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	597 Squamish Lane W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K7M3

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
-------------------	-------

Lot Description	Back Yard, City Lot, Front Yard, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	July 19th, 2024
Days on Market	7
Zoning	R-SL
HOA Fees	0.00

Listing Details

Listing Office	Royal Lepage South Country - Lethbridge
----------------	---

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 provided by real estate professionals who are members of CREA. Used under license.