

\$414,900 - 35 Squamish Boulevard W, Lethbridge

MLS® #A2166563

\$414,900

4 Bedroom, 4.00 Bathroom, 1,067 sqft

Residential on 0.10 Acres

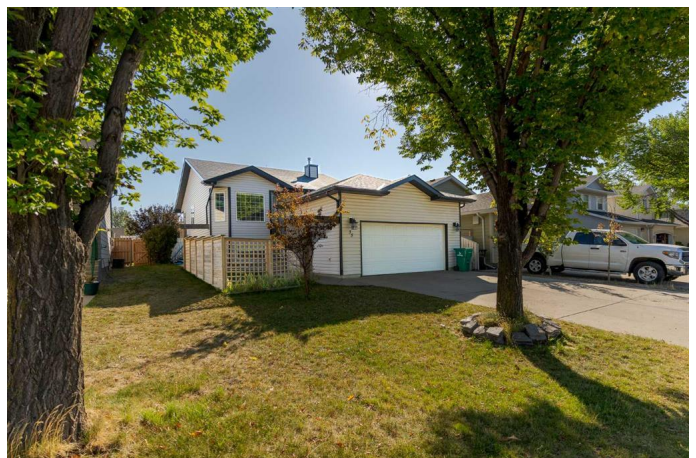
Indian Battle Heights, Lethbridge, Alberta

Welcome to 35 Squamish Blvd W, a beautifully updated 4-bedroom, 4-bathroom home in a prime Lethbridge location! This property boasts a brand-new roof (2023), new flooring, and fresh paint throughout, giving it a modern and inviting feel. Perfectly situated near shopping, parks, Mike Mountain Horse Elementary, the YMCA, and more, this home offers unbeatable convenience for families. Commuters will appreciate the quick access to Highway 3, making trips around town a breeze. Don't miss out on this move-in ready gem in a highly desirable neighborhood!

Built in 1999

Essential Information

MLS® #	A2166563
Price	\$414,900
Sold Price	\$410,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,067
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold



Community Information

Address	35 Squamish Boulevard W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7J7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Freezer, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2024
Date Sold	October 23rd, 2024
Days on Market	35
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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