

\$559,900 - 10 Squamish Court W, Lethbridge

MLS® #A2194338

\$559,900

6 Bedroom, 3.00 Bathroom, 1,651 sqft

Residential on 0.13 Acres

Indian Battle Heights, Lethbridge, Alberta

West Lethbridge Bungalows are hard to find. Ones that back onto a park are even harder. The ones that back and side onto a park with 6 bedrooms and 1651 square feet... well you get the idea. Welcome to 10 Squamish Court W. This is a home that not only ticks all of these boxes, it offers a whole lot more. You'll find granite countertops and built in appliances in the bright and open kitchen. You'll also find a natural gas fireplace with a stone feature wall from the hardwood floor up to the vaulted ceiling in the living room. These hardwood floors extend into the dining room and continue through to the large primary bedroom. This bedroom is big enough to have a king sized bed and large side tables with room to spare. You'll also find a walk in closet and an ensuite which features a large soaker tub, a separate shower, and heated tile floors. The main floor has two more bedrooms, one with its own walk in closet, and the other which is presently set up as a large office for those that work from home. The basement family room is absolutely massive. Massive enough that if you wanted to add a 7th bedroom you could, and you'd still have a big family room. Down here there's 3 more bedrooms, and none of these are small rooms either. Outside you'll appreciate the low maintenance landscaping and large two tiered deck with plenty of room for entertaining. Step outside your back gate, and you've got a large park with walking paths and a playground with one of the best slides in the city! You certainly cant



beat the quiet street which is nearby to two elementary schools, groceries, restaurants, and much more. Homes like this don't come up every day, so make sure to check out the virtual tour and call your favorite REALTOR® and book your viewing now!

Built in 1999

Essential Information

MLS® #	A2194338
Price	\$559,900
Sold Price	\$560,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,651
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	10 Squamish Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7M2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	Breakfast Bar, Granite Counters, Vinyl Windows, Jetted Tub, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)
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Appliances	See Remarks
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Landscaped, No Neighbours Behind, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 13th, 2025
Date Sold	March 18th, 2025
Days on Market	33
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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