

\$519,900 - 240 Squamish Court W, Lethbridge

MLS® #A2245195

\$519,900

3 Bedroom, 3.00 Bathroom, 1,298 sqft

Residential on 0.11 Acres

Indian Battle Heights, Lethbridge, Alberta

This well-maintained home is ready for its next chapter! With a total of 3 bedrooms and 3 full bathrooms, it offers a functional layout for a variety of living styles. The primary bedroom is on its own upper level and features a walk-in closet and full ensuite—your own private retreat. One bedroom is located on the main floor, and the third is on the lower level.

The main floor boasts a bright, open-concept kitchen, dining area, and living room—perfect for hosting and everyday living. Step onto the deck to enjoy the sunshine, and when you want a little extra shade, the built-in awning offers added comfort and convenience.

The lower level feels light and welcoming with large windows and direct backyard access. There's a cozy gas fireplace for cooler months and air conditioning for those hot Lethbridge days. The backyard includes a great patio space—perfect for relaxing or entertaining. Plus, the double garage is gas-heated, adding even more value.

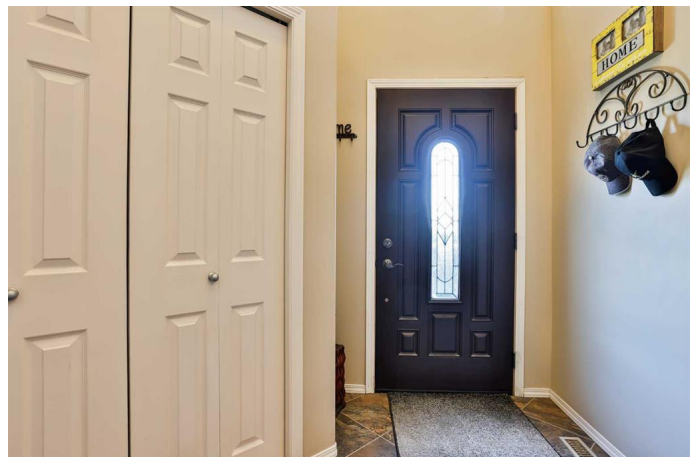
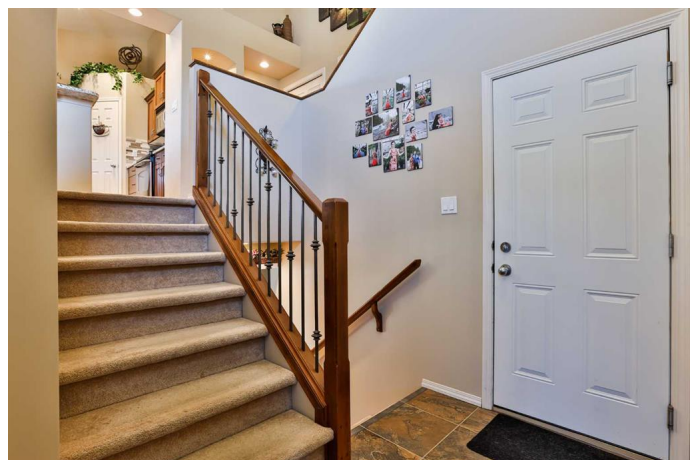
Move-in ready and well cared for—check out the photos and virtual tour to see if this home is what you've been waiting for!

Built in 2005

Essential Information

MLS® #

A2245195



Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,298
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	240 Squamish Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7Z1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Awning(s)
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Lot Description	Back Yard, Front Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	3
Zoning	R-SL

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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