

\$399,900 - 14 Squamish Boulevard W, Lethbridge

MLS® #A2211462

\$399,900

2 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

Immaculate One-Owner Bi-Level!! Welcome to 14 Squamish Boulevard; beautifully maintained gem, proudly owned by just one family and cared for with exceptional pride.

Located in the heart of West Lethbridge, this 2-bedroom, 2-bathroom home offers the perfect blend of comfort, convenience, and potential. Step inside to find a bright and welcoming main floor with a spacious living area, a well-appointed kitchen, and a dining room that opens to a sunny west facing backyard deck – ideal for summer barbecues or your morning coffee. The primary bedroom boasts a generous 4-piece ensuite, offering your own private retreat. This home comes equipped with a new air conditioning unit, a newer hot water tank, and a recently replaced roof, providing peace of mind for years to come. The double attached garage offers plenty of space for parking and storage. Downstairs, the undeveloped basement is a blank canvas waiting for your personal touch – whether you're dreaming of additional bedrooms, a rec room, or a home office, the possibilities are endless. This home is move-in ready with room to grow.

Built in 2002

Essential Information

MLS® # A2211462

Price \$399,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,098
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	14 Squamish Boulevard W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K7J7

Amenities

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

Interior

Interior Features	No Smoking Home, Open Floorplan, Walk-In Closet(s), Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	5
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - 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.