

# \$529,900 - 347 Squamish Court W, Lethbridge

MLS® #A2251762

**\$529,900**

3 Bedroom, 4.00 Bathroom, 1,913 sqft

Residential on 0.11 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to your dream home - located in a wonderful neighbourhood with a play park for your children just across the street! This home has an elegant and open main floor, boasting gorgeous hardwood floors throughout and an abundance of large windows. The kitchen features an island, pantry, stainless steel appliances and lots of quartz countertops work space - perfect for cooking and entertaining family! Relax in the cozy living room, equipped with a built in bookcase & storage space and a gas fireplace all providing warmth and ambiance for your family gatherings. On the upper floor enjoy the comfort of 3 large bedrooms also a bonus room ideal for play or relaxation. The master bedroom offers a private retreat with a 5 piece ensuite and a generous walk in closet. There's also an office/computer area for your work-from-home needs. The lower level is fully finished with a spacious rec room, a three piece bath room and a good sized storage room featuring shelving for all your organizational needs. Step outside onto the large covered deck, (yes with a gas line for the BBQ) also a paving stone lower patio area to hang out together and enjoy picking apples from the tree! Out back, you'll find a huge (13' x 19') detached heated workshop . . . or studio or . . . a really big home office! It's got 220 wiring, an exhaust fan and work benches and endless potential! Don't miss out on this incredible opportunity! Schedule a viewing with an agent today to experience all this



home has to offer!

Built in 2003

### **Essential Information**

MLS® #	A2251762
Price	\$529,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,913
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	347 Squamish Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7R8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Fruit Trees/Shrub(s), Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 4th, 2025
Days on Market	4
Zoning	R-SL

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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