

# \$519,900 - 47 Squamish Boulevard W, Lethbridge

MLS® #A2252400

**\$519,900**

6 Bedroom, 3.00 Bathroom, 1,415 sqft

Residential on 0.14 Acres

Indian Battle Heights, Lethbridge, Alberta

Opportunity knocks with so many rare features! This home features 3 bedrooms upstairs and 2 Full baths. Downstairs has an ADDITIONAL 3 bedrooms plus a full bathroom for a TOTAL of 6 BEDROOMS!!. Open floor concept with hardwood floors, SIDE ENTRANCE door, the downstairs has plumbing and electrical in the family room. Besides having a double attached garage with tons of storage, in the back you will find another 20x30 out building perfect for an office/shop/work/hobby, just use your imagination!! This house offers lots of room for parking, growing and adding your own personal touch!

Built in 1997

## Essential Information

MLS® #	A2252400
Price	\$519,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,415
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	47 Squamish Boulevard W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7J7

## Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached
# of Garages	2

## Interior

Interior Features	Double Vanity, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 29th, 2025
Zoning	R-L

## Listing Details

Listing Office	Lethbridge Real Estate.com
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