

# \$399,900 - 469 Squamish Lane W, Lethbridge

MLS® #A2235965

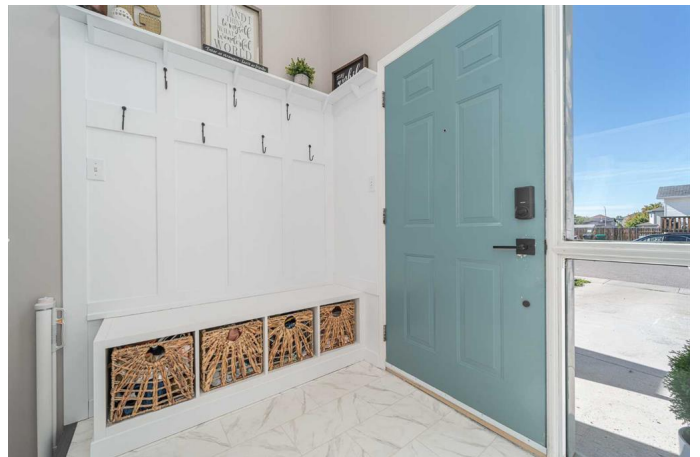
**\$399,900**

4 Bedroom, 3.00 Bathroom, 902 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to 469 Squamish Lane W! This beautifully updated 1609 sq. ft. fully finished bi-level home is tucked away in a quiet, family-friendly neighborhood near schools and scenic walking paths. Offering 4 bedrooms and 2 full bathrooms, this property boasts an impressive list of recent upgrades that make it truly move-in ready. Step inside to discover freshly painted interiors, new flooring throughout (including carpet, vinyl plank, and lino), and updated light fixtures in the kitchen, dining area, and upstairs bathroom. The kitchen shines with newly painted cabinets, updated hardware, new countertops, a stylish backsplash, a new sink and faucet, and a 6-month-old over-the-range microwave. Both bathrooms have seen thoughtful renovations, including a brand-new vanity downstairs and a tub/surround installed just a year ago. A new washer and dryer (only 1 and 2 years old), upgraded dryer venting, and hot water on demand (installed last year and recently cleaned) add to the home's value and convenience. Stay comfortable year-round with the newly installed A/C system. Additional updates include: New baseboards and window trim in living areas. Freshly painted entry trim and new board & batten coat rack. New exterior door with keyless entry. New outside taps and plug-ins. Upgraded electrical plugs in key rooms. New privacy/wind screen on the deck. With a front driveway, functional layout, and tons of renovations already done, this home is perfect for a growing family or those



seeking modern comfort in a mature neighborhood. Don't miss your chance to own this thoughtfully updated gem!

Built in 2002

**Essential Information**

MLS® #	A2235965
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	902
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	469 Squamish Lane W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K7W7

**Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Off Street

**Interior**

Interior Features	Closet Organizers, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Instant Hot Water
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Entrance, Private Yard

Lot Description        Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting

Roof                      Asphalt Shingle

Construction          Stucco

Foundation            Poured Concrete

**Additional Information**

Date Listed             July 1st, 2025

Days on Market        3

Zoning                   R-SL

**Listing Details**

Listing Office           Century 21 Foothills South Real Estate

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