

\$489,900 - 243 Squamish Court W, Lethbridge

MLS® #A2237031

\$489,900

4 Bedroom, 3.00 Bathroom, 1,093 sqft

Residential on 0.11 Acres

Indian Battle Heights, Lethbridge, Alberta

This 4-bedroom, 2.5-bathroom bi-level offers function, flexibility, and features that matter. The main floor includes an open-concept living room, dining area, and U-shaped kitchen—plus two bedrooms, including a primary suite with a walk-in closet and ensuite. Laundry is currently on the main floor, with the option to relocate it downstairs if preferred.

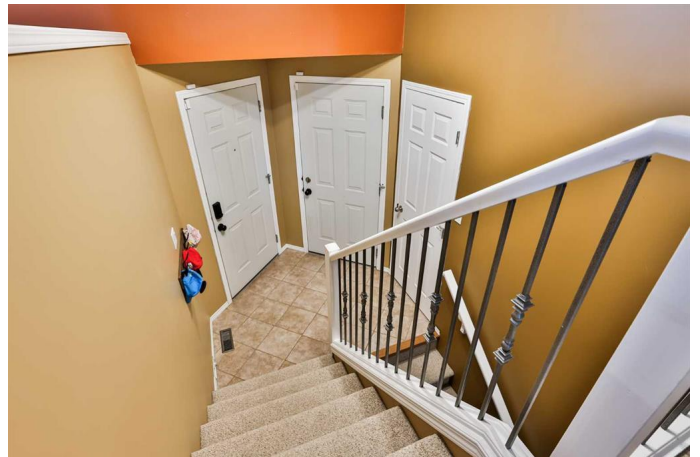
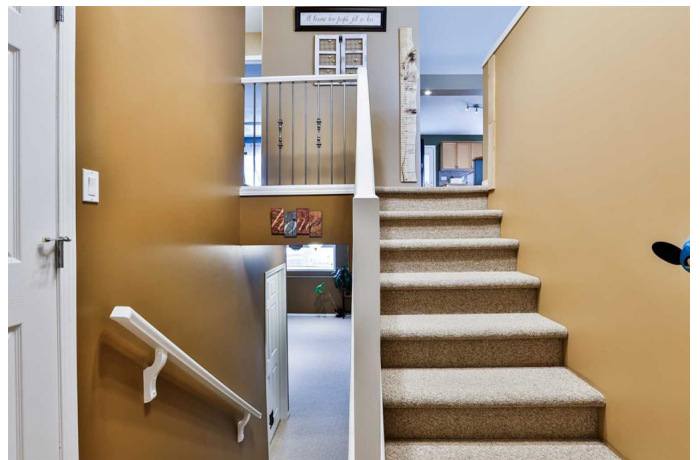
The lower level features two additional good-sized bedrooms, a spacious family room with wet bar, and a full bathroom with a heat lamp for added comfort.

The outdoor space includes a fully fenced backyard with underground sprinklers, above-ground planters with irrigation, and a hot tub to unwind at the end of the day. It's set up for both relaxation and entertaining.

Other highlights: a double attached garage, newer roof and siding, newer hot water tank, central A/C, and central vac with those always-popular kick sweeps. Located in a great neighbourhood close to schools, parks, walking paths, and with easy access to the coulees.

Take a look through the photos and see if this home might be the one you've been waiting for.

Built in 2004



Essential Information

MLS® #	A2237031
Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,093
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	243 Squamish Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7Y9

Amenities

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

Interior

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

Exterior

Exterior Features	Storage
Lot Description	Back Yard, City Lot, Landscaped, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

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

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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