

\$489,900 - 279 Squamish Court W, Lethbridge

MLS® #A2257707

\$489,900

4 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.10 Acres

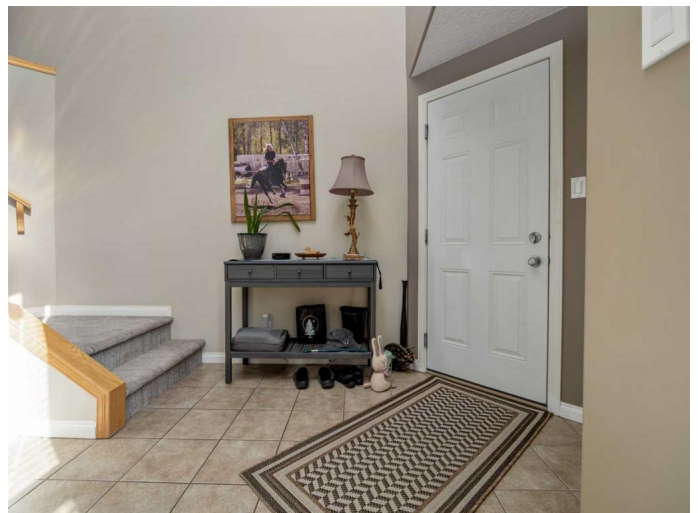
Indian Battle Heights, Lethbridge, Alberta

If you're looking for the perfect family home, this is it! Step inside to a bright, open-concept kitchen and living room with vaulted ceilings that make the space feel expansive and inviting. The primary suite includes a spacious ensuite complete with a jacuzzi tub and shower, while a second well-sized bedroom is just down the hall. Natural light floods the main living area through impressive floor-to-ceiling windows, creating a warm and welcoming atmosphere. The fully finished basement offers a cozy family room with a gas fireplace—perfect for movie nights or relaxing evenings at home. Outside, enjoy a nicely landscaped, private yard that's ready for entertaining or quiet mornings with a coffee. Recent updates include new flooring and carpet, updated light fixtures, a new washer and dryer, and a roof replaced in 2022. This home is move-in ready and waiting for its next family to make lasting memories. Don't miss your chance, schedule your showing with your favorite REALTOR® today!

Built in 2005

Essential Information

MLS® #	A2257707
Price	\$489,900
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,165
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	279 Squamish Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K7Y9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Private
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	5
Zoning	R-SL

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

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.