

\$489,900 - 7 Squamish Bay W, Lethbridge

MLS® #A2245384

\$489,900

4 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.13 Acres

Indian Battle Heights, Lethbridge, Alberta

Nice bi-level home with a walk-out basement tucked away on a cul-de-sac in West Lethbridge. Home features welcoming entry with full length mirror closet doors and entrance to garage. Main floor is an open plan with vaulted ceilings and laminate floors in living room, dining room, and kitchen. Large windows at the front of the home let in lots of natural light. Kitchen features stainless steel appliances including brand new gas stove, and new dishwasher. Fridge has water feature. There is also a pantry and there is a door to the large deck out back. Continuing on the main, you'll find 2 bedrooms including primary with 4 piece ensuite featuring jetted tub and separate walk-in shower. There is also a walk-in closet. Another full bathroom with tub/shower combo, and a separate laundry room with sink complete the main. Walk-out basement is fully developed with HUGE family room that features a gas fireplace, 2 more bedrooms(each with their own walk-in closet), and a 3 piece bathroom with stand up shower. There is plenty of storage in the furnace room! Door from family room walks out to patio below deck. Yard is fenced and landscaped and features a shed and several trees. Move in and enjoy!

Built in 2005

Essential Information

MLS® #

A2245384



Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,262
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	7 Squamish Bay W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7R6

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Treed, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2025
Days on Market	8
Zoning	R-SL

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.