

# \$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.

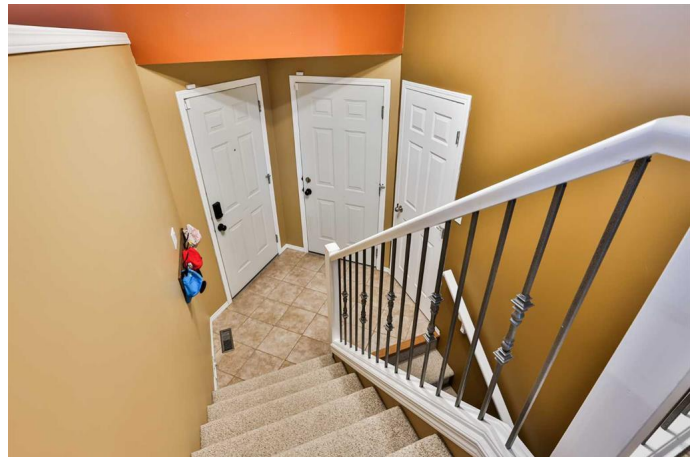
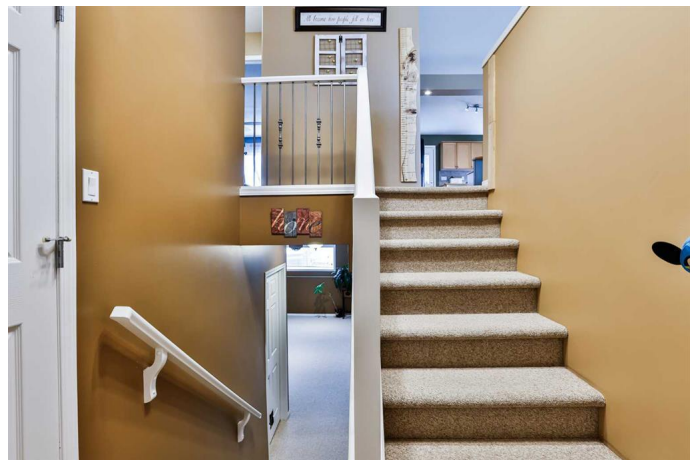
The lower level features two additional good-sized bedrooms, a spacious family room with wet bar, and a full bathroom with a heat lamp for added comfort.

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	23
Zoning	R-SL

**Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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