

\$450,000 - 609 Squamish Lane W, Lethbridge

MLS® #A2244814

\$450,000

4 Bedroom, 2.00 Bathroom, 1,395 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to this freshly renovated home with a long list of updates!

Youâ€™ll love the freshly painted cabinets, brand-new countertops and sink, a new roof, and newer appliances â€“ the fridge and dishwasher are just 3 years old, as is the central A/C!

This home is cute, cute, cute with beautiful wide vinyl plank flooring throughout, vaulted ceilings, and stylish feature walls.

This fully developed four-level split offers four bedrooms and two full bathrooms, providing plenty of space for families or guests.

The third level boasts a huge family room with more vinyl plank flooring and a wet bar rough-in â€“ perfect for entertaining!

The single attached garage is insulated and drywalled.

Located close to the Safeway shopping center and just steps from Squamish Park.

?? Call your favorite REALTOR® today to book your showing!

Built in 2005

Essential Information



MLS® #	A2244814
Price	\$450,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,395
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	609 Squamish Lane W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7W7

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wood Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Dog Run Fenced In

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	21
Zoning	R-SL

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

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.