

# \$535,000 - 32 Squamish Crescent W, Lethbridge

MLS® #A2223656

## \$535,000

4 Bedroom, 3.00 Bathroom, 1,305 sqft

Residential on 0.13 Acres

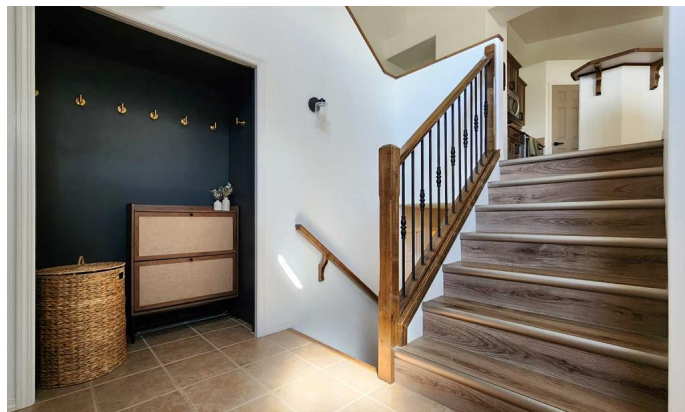
Indian Battle Heights, Lethbridge, Alberta

Located directly across from Squamish park, this 4 bedroom 3 bathroom bilevel home is awaiting its new owners. Conveniently located, this home offers all amenities and is move in ready. A double attached garage allows for interior parking as well as a spacious front driveway for guests. Inside you will find an open kitchen, dining and living room perfect for entertaining. With the primary bedroom and ensuite located on the main floor this allows perfect privacy from the two large upper bedrooms. Downstairs you will be greeted by a large family room with gas fireplace and built in cabinets, an additional bathroom and bedroom allows for guest to stay with comfort.

Built in 2005

## Essential Information

MLS® #	A2223656
Price	\$535,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,305
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active



## Community Information

Address	32 Squamish Crescent W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7R7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Crawl Space, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	43
Zoning	R-SL

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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