

## 3 Squamish Boulevard W Lethbridge, Alberta

MLS # A2162886



# \$450,000

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Standard Shaped Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Fridge(x2) stove(x2) microwave(2) dishwasher washer(x2) dryer(x2) central vacuum, A/C, window coverings

Welcome to 3 Squamish Blvd W, a fantastic opportunity for investors or families seeking a versatile and well-maintained home! This beautifully kept property features 4 bedrooms and 3 bathrooms, with an illegal suite in the basement that offers the potential for additional rental income or a private space for extended family. Both the upstairs and downstairs feature an open-concept layout, and separate laundry options, creating a spacious and inviting atmosphere that's perfect for entertaining or family living. The home has been meticulously cared for, ensuring that it's move-in ready. With back alley access and a corner lot, you'll have ample parking options! and stay cool during those warm summer months with the home's central air conditioning! This home is close to a variety of convenient amenities such as shopping centers, schools, walking paths, and the University, making it ideal for both families and tenants. Whether you're looking to add to your investment portfolio or you're searching for a family home with extra income potential, 3 Squamish Blvd W is a fantastic opportunity!