

35 Squamish Boulevard W
Lethbridge, Alberta

MLS # A2166563



\$429,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,067 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Welcome to 35 Squamish Blvd W, a beautifully updated 4-bedroom, 4-bathroom home in a prime Lethbridge location! This property boasts a brand-new roof (2023), new flooring, and fresh paint throughout, giving it a modern and inviting feel. Perfectly situated near shopping, parks, Mike Mountain Horse Elementary, the YMCA, and more, this home offers unbeatable convenience for families. Commuters will appreciate the quick access to Highway 3, making trips around town a breeze. Don't miss out on this move-in ready gem in a highly desirable neighborhood!