

**590 Squamish Lane W  
Lethbridge, Alberta**

**MLS # A2240883**



# \$449,900

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Gara		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Fridge, range, dishwasher, window coverings, garage door opener w/ front doorbell camera controller, central A/C, central vac & attachments & range hood

A great family home with around the corner, 3 schools in the neighborhood and quick access to shopping and other amenities. The upper level features 2 bedrooms, 1 bathroom, 1 ensuite, vaulted ceilings in the main area and the kitchen leads to a walkout covered deck. The basement welcomes you to a large open family room for the kids to play, 2 more bedrooms another bedroom and under stair storage room. The garage has been insulated and dry walled and features a recently installed garage door opener that can be opened using the security camera doorbell or from your phone. Other notable details include is recently redone roof (2 years ago), A/C , central vac and under deck storage. Do not miss your chance to view this wonderful home while you have the chance