

# \$399,900 - 14 Squamish Boulevard W, Lethbridge

MLS® #A2211462

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

Immaculate One-Owner Bi-Level!! Welcome to 14 Squamish Boulevard; beautifully maintained gem, proudly owned by just one family and cared for with exceptional pride. Located in the heart of West Lethbridge, this 2-bedroom, 2-bathroom home offers the perfect blend of comfort, convenience, and potential. Step inside to find a bright and welcoming main floor with a spacious living area, a well-appointed kitchen, and a dining room that opens to a sunny west facing backyard deck – ideal for summer barbecues or your morning coffee. The primary bedroom boasts a generous 4-piece ensuite, offering your own private retreat. This home comes equipped with a new air conditioning unit, a newer hot water tank, and a recently replaced roof, providing peace of mind for years to come. The double attached garage offers plenty of space for parking and storage. Downstairs, the undeveloped basement is a blank canvas waiting for your personal touch – whether you're dreaming of additional bedrooms, a rec room, or a home office, the possibilities are endless. This home is move-in ready with room to grow.

Built in 2002

## Essential Information

MLS® # A2211462

Price \$399,900



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,098       |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 14 Squamish Boulevard W |
| Subdivision | Indian Battle Heights   |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1K7J7                  |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Open Floorplan, Walk-In Closet(s), Bathroom Rough-in  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |   |
|-----------------|---|
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape |
| Roof            | Asphalt Shingle   |
| Construction    | Vinyl Siding  |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 11               |
| Zoning         | R-L              |

### **Listing Details**

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

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