

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

MLS® #A2223656

\$535,000

4 Bedroom, 3.00 Bathroom, 1,305 sqft

Residential on 0.13 Acres

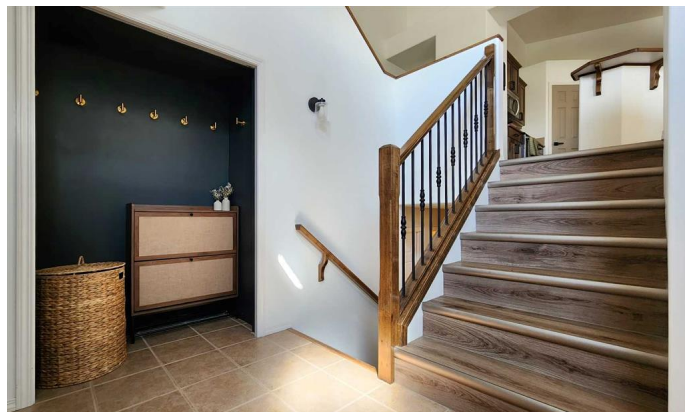
Indian Battle Heights, Lethbridge, Alberta

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 | 29 |
| Zoning | R-SL |

Listing Details

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

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