

# \$535,000 - 7 Squamish Boulevard W, Lethbridge

MLS® #A2233061

**\$535,000**

4 Bedroom, 3.00 Bathroom, 1,322 sqft

Residential on 0.10 Acres

Indian Battle Heights, Lethbridge, Alberta

Fully Renovated & Move-In Ready!

This beautifully updated 4-bedroom, 3-bathroom home offers a fresh, modern feel in an established westside neighbourhood. With easy access to schools, parks, amenities, and Highway 3, this property is both convenient and functional.

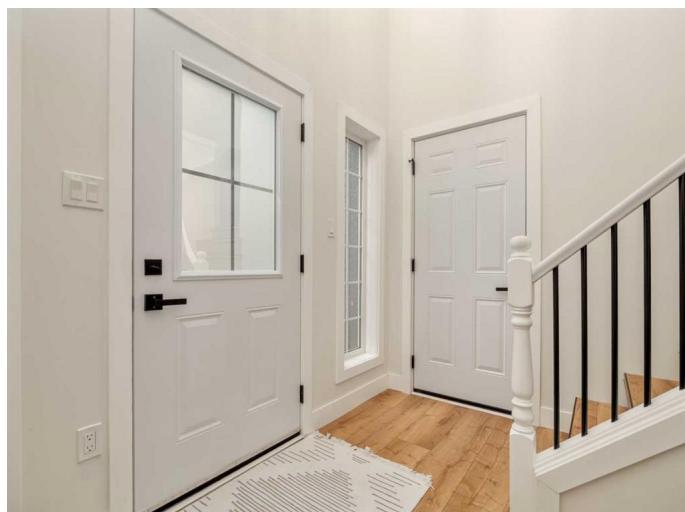
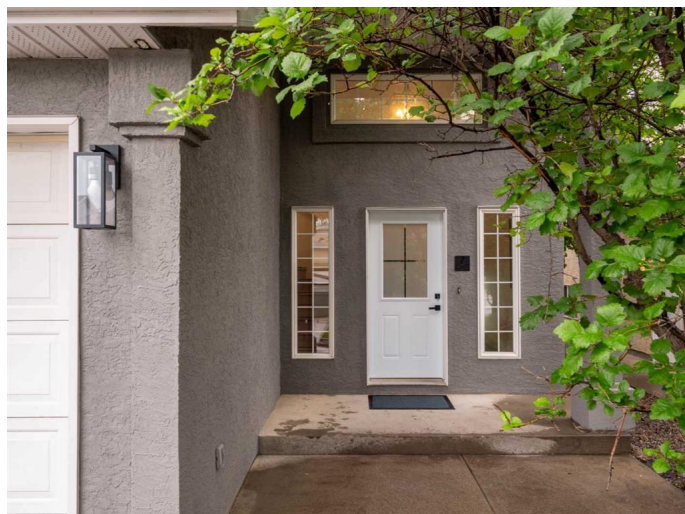
Enjoy the benefits of a brand-new kitchen, updated bathrooms, new flooring, appliances, roof, and quality finishes throughout. The main floor offers great flow for daily living, while the finished lower level adds space for family, hobbies, or guests. The double attached garage, fully fenced yard, and landscaped outdoor area make this home truly complete.

Take a look through the photos and virtual tour to see everything this home has to offer—it's move-in ready and waiting for you!

Built in 1996

## Essential Information

MLS® #	A2233061
Price	\$535,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,322



Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	7 Squamish Boulevard W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7J7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Stone Counters
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	6

Zoning

R-L

## **Listing Details**

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

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