

# \$369,900 - 553 Squamish Lane W, Lethbridge

MLS® #A2218011

**\$369,900**

4 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to 553 Squamish Lane W – A perfect family home in a great westside neighbourhood! This beautifully laid-out 1,085 sq. ft. four-level split offers the ideal combination of space, function, and comfort for your growing family. Located in a friendly and well-established area on the west side of Lethbridge, this home is close to schools, parks, shopping, and transit. Step inside and be greeted by a bright and open main floor, featuring a spacious living room, a welcoming dining area, and a well-designed kitchen with great natural light. It's a perfect space for entertaining or just enjoying daily life. Upstairs, you'll find a generously sized primary bedroom, a full 4-piece bathroom, and two additional bedrooms – ideal for kids, guests, or a home office setup. Moving down to the third level, it offers even more space with a large family room, a fourth bedroom, and a convenient 3-piece bathroom. Whether you're hosting movie nights or need a quiet area for guests, this level gives you plenty of flexibility. The fourth level is unfinished, providing great storage or future development potential to truly make this home your own. Outside, enjoy a fully fenced backyard with a cozy patio – perfect for summer BBQs or relaxing evenings. There's also a front parking pad for off-street convenience. With its functional layout, bright living spaces, and family-friendly location, 553 Squamish Lane W is ready to welcome you home. Contact your favourite REALTOR® today!



Built in 2004

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2218011      |
| Price          | \$369,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,085         |
| Acres          | 0.09          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 553 Squamish Lane W   |
| Subdivision | Indian Battle Heights |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K7Z9                |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | Central Air                                                                                  |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Partially Finished                                                                     |

**Exterior**

|                   |         |
|-------------------|---------|
| Exterior Features | Storage |
|-------------------|---------|

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Street Lighting |
| Roof            | Asphalt Shingle                                          |
| Construction    | Vinyl Siding                                             |
| Foundation      | Poured Concrete                                          |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 3             |
| Zoning         | R-SL          |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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