

14 Squamish Boulevard W
Lethbridge, Alberta

MLS # A2211462



\$399,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,098 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: NA

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.