



GRASSROOTS
REALTY GROUP

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**573 Squamish Lane W
Lethbridge, Alberta**

MLS # A2329116



\$530,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,701 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-SL
Utilities:	-

Inclusions: fridge, stove, dishwasher, washer/dryer

Welcome to 573 Squamish Lane W. This beautifully maintained family home combines comfort, functionality, and thoughtful upgrades in a quiet cul-de-sac location that's perfect for family living. From the moment you arrive, you'll appreciate the inviting curb appeal, mature landscaping, and peaceful setting. The fully landscaped backyard offers a private outdoor retreat with plenty of space to relax, entertain, or enjoy time with family and friends. Inside, the bright and spacious main floor is designed for both everyday living and entertaining. Durable laminate has been placed over the tile flooring throughout the main level which adds style and practicality, while the cozy living room fireplace creates a warm and welcoming atmosphere for relaxing evenings at home. The open concept kitchen is both functional and stylish, featuring a convenient corner walk in pantry, ample cabinetry and counter space, and a large eating bar that's ideal for casual meals, morning coffee, or gathering with guests. Upstairs, the thoughtfully designed layout continues with a spacious bonus room that's perfect as a family room, media space, playroom, or home office. The upper level laundry room adds everyday convenience, while three generous bedrooms provide plenty of space for the whole family. The primary suite is a true retreat, complete with a large walk in closet and a well appointed ensuite featuring a relaxing soaker tub, separate shower, and dedicated make up vanity. With its excellent layout, desirable features, and quiet family friendly location, this home offers the perfect combination of comfort, style, and practicality. This home has had many updates over the years, siding, roof, and a new hot water tank.