



**GRASSROOTS**  
REALTY GROUP

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90 Peigan Court W  
Lethbridge, Alberta

MLS # A2221494



**\$429,000**

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,007 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Standard Shaped L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Storage		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Window Coverings, Garage door opener w/remote, A/C

The beautiful home is worth a closer look! The very definition of "pride of ownership", this home has been so well maintained since the day it was built. Nestled on a quiet street in beautiful West Lethbridge, close to parks, school and shopping, this location really can't be beat! 3 bedrooms and 2 bathrooms allow for the space you need whether you're looking to start a family or downsizing to something easier to maintain. This house fits so many stages of life. The large backyard is beautifully landscaped and ready for you to enjoy all summer! Come take a closer look today!!