



GRASSROOTS
REALTY GROUP

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**33 Peigan Court W
Lethbridge, Alberta**

MLS # A2227235



\$439,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,094 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, City Lot, Level, No Neighbours Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: None

Solid, well cared for Bi-Level in a great family community. Backs on to park & playground. Close to elementary, middle and high schools, three major grocery stores and shopping, services, and U of L. Enter and just a few steps up take you to the bright open concept living/dining/kitchen areas. Comfortable living room with warm gas fireplace. Nice dining area for family and guests. Efficient kitchen layout features plenty of counter and cupboard space. Spacious master with walk-in closet and private access to the 4 pc. main bath. Good size second bedroom, 2 pc. bath & laundry room complete the main floor. Just a few steps down to the fully finished basement with a large family room, two more good size bedrooms, and 4 pc. bath, plus utility room with ample storage. All cooled by Central Air for your summer comfort. The backyard features a raised deck with view to the park, lower patio area, lawn and garden. Over-sized, heated, insulated, two car garage completes the picture. Roof Shingles and Siding (2013), A/C - New Evaporator (2024), Garage Heater - Inspected & Serviced (June, 2025). READY to MOVE IN, RELAX and ENJOY!