



GRASSROOTS
REALTY GROUP

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**53 Peigan Court W
Lethbridge, Alberta**

MLS # A2230619



\$464,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,336 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Stone Counters

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

Inclusions: Hot Tub, Moveable Shed, Underground Sprinklers (front), Blinds

This beautifully updated home sits on a corner lot and offers impressive curb appeal from the moment you arrive. Step onto the welcoming front deck and into a thoughtfully renovated space with a custom kitchen, granite countertops, new flooring, and modernized bathrooms—with updates throughout, this home truly shines. The main floor features a formal living room, dining area, and a stunning kitchen with island—perfect for everyday living or entertaining. Upstairs, the primary bedroom includes a private ensuite and a walk-in closet built for anyone who loves organization. Two additional bedrooms and a full bathroom complete the upper level. Downstairs, you'll find a spacious recreation area ideal for movie nights or a playroom, plus a fourth bedroom with its own ensuite for added privacy. Step outside to enjoy your backyard oasis: a deck, patio space, hot tub area, and fully fenced yard. Whether you're hosting guests or relaxing solo, the outdoor setup is ready for summer fun. Take a look at the photos and virtual tour—this move-in ready home is packed with features and waiting for you to explore!