



**GRASSROOTS**  
REALTY GROUP

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**186 Peigan Court W  
Lethbridge, Alberta**

**MLS # A2244666**



**\$385,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Great 4 bedroom home in excellent West side neighborhood. Quiet, mature area. Close to schools, shopping, parks and more. Easy access to University. Tastefully updated throughout with new flooring upstairs. This house is fully developed with a walkout from the lower level. Spacious kitchen and living area with vaulted ceilings and bright South exposure. 1026 sq ft of above grade living plus, as mentioned, full development on the lower two levels give this home a much larger feel than many of the new homes on the market. Tons of storage down. Central air only a couple years old. Add this one to your list you wont be disappointed, as 4 bedroom homes in great neighborhoods are getting hard to find for under 400k!