



**GRASSROOTS**  
REALTY GROUP

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**86 Peigan Court W  
Lethbridge, Alberta**

**MLS # A2248309**



**\$499,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Pantry, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Hood Fan, Washer/Dryer (as is), Window Coverings, Shed, Shelving, Backyard Furniture, Awning, Firewood under back deck, Water Storage Tank in Garage, TV Wall Mounts, Telus Equipment (buyer will need to get their own contract)

Welcome to a beautiful one owner home that is exactly what you've been waiting for. This 4 level split offers 4 beds and 3 baths and all the space you need for any stage of life. Many updates throughout including kitchen cabinets, custom built ins, Hardie board siding, permanent Christmas lights and other high end features. Situated on a large pie lot, you have plenty of space to enjoy the beautiful lethbridge weather. You need to see this one in person! Come take a closer took today!