



**GRASSROOTS**  
REALTY GROUP

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**29 Peigan Court W  
Lethbridge, Alberta**

**MLS # A2268369**



**\$429,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,655 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s)		

**Inclusions:** N/A

Welcome to your dream home in the heart of West Lethbridge—available for immediate possession just in time for Christmas! This beautifully maintained two-story family home offers incredible value with three spacious bedrooms and two bathrooms on the upper level, plus a fully developed basement featuring an additional bedroom, bathroom, and a fantastic family room perfect for movie nights or a kids’ play area. On the main floor, you’ll love the bright, inviting living room and the updated kitchen, where you can enjoy your morning coffee while overlooking a park right behind your home. Main-floor laundry adds everyday convenience and a half bathroom. Outside, a detached garage provides secure parking and extra storage. Whether you’re a first-time buyer or a growing family, this charming home checks all the boxes. Don’t miss your chance to make it yours!