

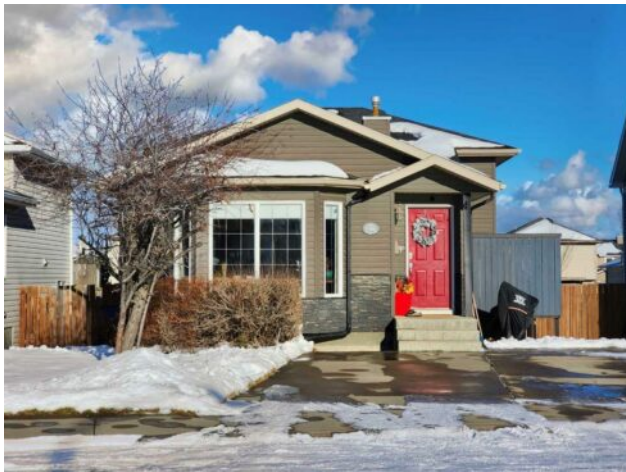


GRASSROOTS
REALTY GROUP

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**190 Peigan Court W
Lethbridge, Alberta**

MLS # A2274196



\$394,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,093 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, No Neighbours Behind, Standar		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete

Foundation: Poured Concrete

Features: Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-SL

Utilities: -

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer, window coverings, TV wall mount in living room

Welcome to this impressive 4-level split home tucked away on a quiet crescent, offering both privacy and convenience with no neighbors behind and close proximity to the University of Lethbridge and other amenities. Bright and spacious throughout, the main living areas feature a stylish kitchen complete with a large island/eating bar, pantry, and updated stainless steel appliances just two years old. The home boasts three comfortably sized bedrooms, a recently renovated main bathroom, and some newer flooring that adds a fresh touch. The huge family room on the lower level is perfect for entertaining, with a walkout to the backyard for seamless indoor-outdoor living. The fourth level remains open for development, providing endless possibilities to customize the space to your needs. Practical updates include A/C, shingles and siding replaced within the last 10 years, and a water tank approximately two years old, ensuring peace of mind. This property truly shines with its thoughtful upgrades, spacious layout, and unbeatable location—ready for you to move in and enjoy!