



GRASSROOTS
REALTY GROUP

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**279 Peigan Court W
Lethbridge, Alberta**

MLS # A2274305



\$375,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	935 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions:	N/A
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This welcoming West Lethbridge home offers just under 1,000 sq. ft. of comfortable living space with vaulted ceilings throughout the main floor, creating an open, airy feel. The primary bedroom upstairs features its own vaulted ceiling and a private 4-piece ensuite, while a convenient 2-piece bath and main-level laundry enhance the home's practicality. The open-concept layout provides bright, versatile living space, complemented by a back deck that extends your living area outdoors. Downstairs, you'll find two additional bedrooms, a second full 4-piece bathroom, and another spacious living area—perfect for family, guests, or a separate retreat. Built in 1999 and priced to sell, this property includes a private yard, a shed, and off-street parking, with a roof that was replaced just four years ago. Located close to schools, shopping, and restaurants in a family-friendly neighborhood, it's an ideal opportunity to settle comfortably into West Lethbridge living. Contact your favorite REALTOR® to book a showing @