



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**106 Peigan Court W
Lethbridge, Alberta**

MLS # A2275468

\$390,000



Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	932 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Wired for Sound		

Inclusions: shed

Welcome home to this bright and inviting fully developed bi-level located in a desirable area of west Lethbridge! With 4 bedrooms, 2 bathrooms this home offers the space and comfort your looking for, whether you're starting out, growing your family, or simply want a home that better fits your life. This house provides a practical flow with great living spaces up and down. You'll appreciate the home's welcoming feel, functional design, fresh paint, and the everyday convenience of central A/C to keep things comfortable through the warmer months. Step outside to a back deck and enjoy the added bonus of wide open views behind you. A solid home in a sought-after location—come take a look and see how well this one fits your lifestyle.