



GRASSROOTS
REALTY GROUP

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

**109 Peigan Court W
Lethbridge, Alberta**

MLS # A2282036



\$399,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	955 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Rear Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, hood fan, washer, dryer, all window coverings, pergola, hot tub, central a/c, tv mounts(no tv's), entertainment unit with electric fireplace in basement.

Fantastically appointed bi-level home in West Lethbridge with nice open floor plan. Welcoming entry open to above with front closet. Main level features vaulted ceilings. Living room has laminate flooring. Dining room features a good space with garden doors to deck out back. Kitchen features upper white cabinets and lower lighter blue cupboards. There is a full appliance package and a pantry. Primary bedroom is also on this level and features a full ensuite with tub/shower bath combo and large walk-in closet. The main floor also has another 2 piece bathroom. Basement is fully developed with large family room that includes an entertainment unit with electric fireplace. Basement also has 2 good size bedrooms and another full bath with tub/shower combo. There is also good storage under the stairs. Home has convenience of central a/c for the warmer months. Yard is fenced and has gravel on the side, and includes a hot tub, and a patio with pergola. Parking pad out back for 2 vehicles with alley access. Just down the alley is access to Willow Pointe Park and home is within walking distance to Willow Brook Park and Mike Mountain Horse Elementary School and Park.