



GRASSROOTS
REALTY GROUP

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**50 Peigan Court W
Lethbridge, Alberta**

MLS # A2282684



\$460,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,081 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, Private, Square Shaped Lot, Street Light		

Heating: Fireplace Insert, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer, Dryer, garage door opener and remote(s), Window coverings.

Stop scrolling past those "fixer-uppers" that are actually just nightmares in disguise; this is the one you've been waiting for. This bi-level beauty is located in a neighborhood so quiet you might actually forget your neighbors exist. It is in exceptionally good condition, maintained by people who clearly understand that "clean" is a lifestyle, not just a suggestion. With four bedrooms and three full bathrooms including a 4 piece ensuite, there is zero reason to fight over the shower in the morning. The layout is perfectly balanced with two bedrooms up and two down in a bright walkout basement that feels nothing like a basement and everything like a proper living space. Outside, the private yard offers a genuine retreat, and between the attached double garage and the abundance of extra parking, you'll never have to play Tetris with your vehicles again. This home isn't trying to hide anything with clever camera angles—it's just a solid, spotless, move-in-ready house that's ready for someone who appreciates a home that's actually been taken care of. If you're tired of seeing "potential" and just want a place that works, this is it.