



**149 Peigan Court W
Lethbridge, Alberta**

MLS # A2289881



\$395,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	950 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Fireplace Insert, Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-SL

Foundation: Poured Concrete

Utilities: -

Features: High Ceilings

Inclusions: N/A

Welcome to 149 Peigan Court West in Lethbridge — an affordably priced 4-bedroom bi-level perfectly situated on a large corner lot close to schools, shopping, restaurants, and the University of Lethbridge. This home offers fantastic curb appeal, with its front entrance uniquely positioned to face the corner of the lot, highlighted by striking pillars that truly make the property stand out. Step inside to a bright and open main floor featuring large windows and vaulted ceilings that create an inviting, airy feel. The spacious kitchen provides plenty of cabinetry, generous counter space, and a convenient pantry — plus direct access to a comfortable deck overlooking the landscaped backyard. The yard is complete with its own parking pad and RV parking, offering both convenience and flexibility. The main floor includes two bedrooms, including a comfortably sized primary bedroom with his-and-hers closets. Downstairs, the fully developed lower level features a cozy family room with a gas fireplace and two additional good-sized bedrooms — perfect for family, guests, or a home office setup. Well cared for and move-in ready, this home is just waiting for its new owners to move in and enjoy everything it has to offer.