



**70 Peigan Court W  
Lethbridge, Alberta**

**MLS # A2298631**



**\$459,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,509 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridges(2), Stoves(2), Dishwashers(2), OTR Microwave(1), Washer(2), Dryers(2), Shed

Check out this 4 level split home located at 70 Peigan Court West. What an opportunity with two separate suites, great for rental income or for multi generational living. The main floor suite features bright open spaces with the dining, living and kitchen combined. A corner pantry, light cabinets and the vaulted ceilings enhance the area. Up the stairs are 2 bedrooms and a full bathroom equipped with laundry. The lower illegal suite, accessed from the fenced back yard, hosts a living space and bedroom on the main and down a few steps you'll find a new kitchen with modern cabinets and colours. There's a dining space, laundry and large bedroom to complete this level. Located close to schools, parks and shopping centres.