



GRASSROOTS
REALTY GROUP

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98 Peigan Court W
Lethbridge, Alberta

MLS # A2133185



\$437,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,368 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: none

Check out this fantastic 3 bedroom, 3.5 bathroom home LOADED with EXTRAS! An open main floor concept with laminate flooring, kitchen with island ,2 pantries & large eating area. There's main floor laundry and an updated two-piece bath. Upstairs features 3 spacious bedrooms including a large master with 4 piece ensuite and jetted tub. There's an additional 4 piece bathroom upstairs as well. Downstairs features BRAND NEW DEVELOPMENT with vinyl plank flooring, TV area with built in surround speakers, games area complete with corner sink and pool table and another full bathroom with a huge jetted tub! So many extra's in this home like newer furnace, hot water tank, a/c, and shingles, central vac, mostly updated flooring, stainless steel appliances, front loading washer/dryer, T.Vs and newer toilets. The double garage has everything you want including RADIANT HEAT, it's own central vac, T.V & newer silent garage door. A Man cave for sure! The landscaped back yard has a deck with an electric awning, BBQ and there's 2 sheds complete with power! This is a great property in a quiet location walking distance to schools & shopping!