



**138 Peigan Court W
Lethbridge, Alberta**

MLS # A2144419



\$384,654

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,310 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NOTHING

Charming Family Home in Safe and Friendly Lethbridge Neighborhood Welcome to 138 Peigan Court West, a delightful 2-storey, 4-bedroom, 4-bathroom family home located in one of Lethbridge's most welcoming and friendly neighborhoods. This functionally designed single-family detached home offers a perfect blend of comfort, convenience, and style. **Top Floor Bliss** The upper floor boasts three spacious bedrooms, including a luxurious master suite with an ensuite bathroom, perfect for unwinding after a long day. An additional bathroom ensures everyone has ample space and privacy. **Main Floor Convenience** The main floor is designed for ease and functionality, featuring a convenient laundry room and a 2-piece bathroom. The open-plan living and dining areas are perfect for family gatherings and entertaining guests. **Bonus Basement Space** The fully finished basement offers a cozy family area and an extra bedroom, perfect for guests or a growing family. A private bathroom with a jacuzzi tub provides a touch of indulgence. **Garage and Outdoor Amenities** The double car garage is a handyman's dream, with built-in storage shelves and OSB finished durable walls. The fenced yard offers privacy and safety, making it ideal for children and pets. Enjoy gardening with fruitful berry trees and productive garden space filled with existing perennials. A storage shed adds extra space for all your outdoor needs. **Neighborhood Perks** Located in a family-friendly neighborhood with a supportive community, you'll find a perfect mix of students, homeowners, and renters. This home backs onto Metis Trail, with a gate that opens directly onto the bike trail, ideal for outdoor enthusiasts. Enjoy quick access to the YMCA, schools, shopping, grocery stores, parks, and a nearby field perfect for a city escape. **Additional Features** Two hot water heaters for continuous hot water

supply Proximity to excellent amenities and recreational facilities Experience the perfect blend of city convenience and suburban tranquility at 138 Peigan Court West. This home is not just a place to live, but a community to belong to. Come and see why this charming property is the ideal place for your family to call home!