



**94 Peigan Court W
Lethbridge, Alberta**

MLS # A2196290



\$399,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,097 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Underground Sprinklers		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Pantry, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-SL

Utilities: -

Inclusions: fridge, stove, dishwasher, microwave hood fan, washer, dryer, A/C, central vac and attachments, underground sprinklers in backyard, shed

Don't miss out on this charming 1096 square foot, fully developed 4 level split! Featuring 3+2 bedrooms, 2 full baths, cozy living room, large corner kitchen with walk-in pantry and stainless steel appliances, lower level family room, and basement office space. You will love the fully landscaped yard with underground sprinklers in the backyard, shed for outside storage, and side deck and patio area for entertaining family and friends.