



**94 Peigan Court W  
Lethbridge, Alberta**

**MLS # A2196290**



**\$399,900**

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

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-SL

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Pantry, Storage

**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.