



GRASSROOTS
REALTY GROUP

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**290 Peigan Court W
Lethbridge, Alberta**

MLS # A2212517



\$499,999

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,072 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Central	Water:	-
Floors:	Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Walk-In Closet(s)		

Inclusions: Shed.

Welcome to this beautifully maintained 4-bedroom, 3-bathroom bi-level home that offers comfort, style, and functionality for the whole family. Situated in a quiet, family-friendly neighbourhood and backing onto a peaceful park with no rear neighbours, this property provides both privacy and scenic views right from your own backyard. Step inside to discover a bright and welcoming interior featuring rich hardwood floors and fresh updates throughout. The kitchen boasts newly painted cabinets and brand new countertops, perfectly complementing the newer stove and dishwasher. The spacious primary bedroom includes a walk-in closet and a private ensuite, creating your own personal retreat. Enjoy cozy evenings by the fireplace in both the main floor living room and the fully finished walk-out basement. This lower level offers additional living space with 2 large bedrooms and a 3 pc bathroom. Outdoors, you'll love spending time on the front patio or hosting gatherings on the expansive two-tiered rear deck, all while taking in views of the park just beyond your fence line. This home also includes a heated, attached double garage, central A/C and a new hot water tank. The exterior has been well cared for, with vinyl siding and a roof that was replaced just five years ago. This home truly checks all the boxes—don't miss your chance to own this move-in-ready place in a desired location!