



GRASSROOTS
REALTY GROUP

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**178 Peigan Court W
Lethbridge, Alberta**

MLS # A2333309



\$409,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,465 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Lawn, Level,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: NA

Welcome to this charming 4-level split home at 178 Peigan Court West in Lethbridge, where every corner invites you to slow down and savour the good life. Step through the vine-draped front entrance and into a bright, open main level that flows effortlessly from the sun-filled living room into the dining area and a cheerful kitchen complete with pantry and stylish blue accents. Four bedrooms and two full bathrooms are thoughtfully arranged across the levels, including a spacious primary suite upstairs with walk-in closet and a generous family room plus additional bedroom and bath on the lower level. Outside, a private backyard bursts with life: raised beds overflowing with vegetables and colourful blooms, a patio perfect for summer evenings, and mature trees that create a true urban oasis. This house was so well maintained that the owner didn't even put any pictures up on the exterior wall so as not to puncture the envelope of the house. Whether you are a gardener at heart, a plant parent, or simply someone who loves a home that feels both welcoming and full of personality, this special property is ready to become the backdrop for your next chapter.