



GRASSROOTS
REALTY GROUP

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**53 Peigan Court W
Lethbridge, Alberta**

MLS # A2348013



\$485,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,342 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Chandelier, Kitchen Island, Stone Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-SL

Utilities: -

Inclusions: fridge, stove, dishwasher, AC unit, window coverings, hot tub, garage door opener with remote

Introducing 53 Peigan Court W, a beautiful two-storey home on a corner lot that offers everything a growing family needs. With 4 bedrooms and 3.5 bathrooms across three finished levels, this home provides plenty of space for families, guests, and everyday living. The stylish main floor features an open kitchen with stone countertops and a centre island, along with comfortable living and dining spaces. Upstairs, you'll find three bedrooms, including a primary bedroom with its own ensuite. The fully finished basement adds even more living space with a fourth bedroom, games room, and 3-piece bathroom. Outside, enjoy a landscaped and fenced, private yard with a deck, hot tub, and single detached garage. Located close to parks, playgrounds, schools, shopping, and walking and bike paths, this West Lethbridge home offers a great combination of space, convenience, and location. Contact your favourite REALTOR® to book your private showing today!