

**53 Peigan Court W  
Lethbridge, Alberta**

**MLS # A2230619**



**\$464,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Stone Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-SL
<b>Utilities:</b>	-

**Inclusions:** Hot Tub, Moveable Shed, Underground Sprinklers (front), Blinds

This beautifully updated home sits on a corner lot and offers impressive curb appeal from the moment you arrive. Step onto the welcoming front deck and into a thoughtfully renovated space with a custom kitchen, granite countertops, new flooring, and modernized bathrooms—with updates throughout, this home truly shines. The main floor features a formal living room, dining area, and a stunning kitchen with island—perfect for everyday living or entertaining. Upstairs, the primary bedroom includes a private ensuite and a walk-in closet built for anyone who loves organization. Two additional bedrooms and a full bathroom complete the upper level. Downstairs, you'll find a spacious recreation area ideal for movie nights or a playroom, plus a fourth bedroom with its own ensuite for added privacy. Step outside to enjoy your backyard oasis: a deck, patio space, hot tub area, and fully fenced yard. Whether you're hosting guests or relaxing solo, the outdoor setup is ready for summer fun. Take a look at the photos and virtual tour—this move-in ready home is packed with features and waiting for you to explore!