

**109 Peigan Court W  
Lethbridge, Alberta**

**MLS # A2282036**

**\$399,900**



<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Rear Drive		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, hood fan, washer, dryer, all window coverings, pergola, hot tub, central a/c, tv mounts(no tv's), entertainment unit with electric fireplace in basement.

Fantastically appointed bi-level home in West Lethbridge with nice open floor plan. Welcoming entry open to above with front closet. Main level features vaulted ceilings. Living room has laminate flooring. Dining room features a good space with garden doors to deck out back. Kitchen features upper white cabinets and lower lighter blue cupboards. There is a full appliance package and a pantry. Primary bedroom is also on this level and features a full ensuite with tub/shower bath combo and large walk-in closet. The main floor also has another 2 piece bathroom. Basement is fully developed with large family room that includes an entertainment unit with electric fireplace. Basement also has 2 good size bedrooms and another full bath with tub/shower combo. There is also good storage under the stairs. Home has convenience of central a/c for the warmer months. Yard is fenced and has gravel on the side, and includes a hot tub, and a patio with pergola. Parking pad out back for 2 vehicles with alley access. Just down the alley is access to Willow Pointe Park and home is within walking distance to Willow Brook Park and Mike Mountain Horse Elementary School and Park.