



Anne French
Your REALTOR®
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263 Peigan Court W
Lethbridge, Alberta

MLS # A2313201



\$405,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	934 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Sump Pump(s)		

Inclusions: Fridge, stove, dishwasher, OTR Microwave, washer, dryer, blinds, Central A/C

Nestled in a quiet, family-friendly neighborhood, this beautifully renovated bi-level is within walking distance to schools, parks, and numerous amenities. Offering a bright and spacious floor plan, this home features 4 bedrooms, 2 full bathrooms, 2 inviting living areas, and a stunning modern kitchen designed for both everyday living and entertaining. Recent updates include fresh interior paint, new baseboards, hardware, countertops, flooring, backsplash, lighting, central A/C, a new roof, and a new hot water tank. Step outside to enjoy the large backyard complete with a spacious deck perfect for summer BBQs and an underground sprinkler system for added convenience. Don't miss your opportunity to own this exceptional Westside home!