



Anne French  
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142 Peigan Court W  
Lethbridge, Alberta

MLS # A2313633



**\$439,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, No Back Lane, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<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>	Breakfast Bar, Walk-In Closet(s)		

**Inclusions:** Moveable Shed

Welcome to this great two-storey home offering 4 bedrooms, 3.5 bathrooms, and a fully finished basement. The upper level features 3 bedrooms, including a primary bedroom with ensuite, a 4-piece main bathroom, and convenient upper-level laundry. The main floor has an open concept living room, kitchen, and dining area, along with a 2-piece bathroom and access to the double attached garage. The outdoor deck is a great space for BBQs, entertaining, or relaxing with family and friends, and with no neighbours behind, you'll appreciate the added privacy. The fully finished basement adds even more living space with a 4th bedroom, full bathroom, and additional room to enjoy however it best fits your lifestyle. Additional features include central air conditioning, a backyard shed, and a location close to schools, shopping, parks, and everyday amenities. This home is one to check out!