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

MLS # A2351174

$415,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,020 sq.ft.	**Age:**	2001 (25 yrs old)
Beds:	3	**Baths:**	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Mixed	**Zoning:**	R-SL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer

Welcome to 194 Peigan Court West, a 3 bedroom, 2 full bathroom four level split walkout home on a large lot in a quiet west Lethbridge location. The main floor features vaulted ceilings that create a bright, open feel throughout the kitchen and living room, a comfortable and functional space for everyday living and entertaining. Upstairs you will find two bedrooms, while the third level features a large rec room perfect for movie nights, games or gathering with family and friends. The fourth level offers the third bedroom, giving you flexibility for guests, a teenager or a home office. The walkout design brings in natural light and easy access to the backyard. Outside, the oversized lot gives you room to garden, play, relax or add the extras you have been dreaming of. Close to schools, parks, shopping and amenities on the west side. Homes with a walkout and a lot this size do not come up often. Call your REALTOR® today to book a showing.
Photos with furniture have been virtually staged

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