

# \$439,900 - 33 Peigan Court W, Lethbridge

MLS® #A2227235

**\$439,900**

4 Bedroom, 2.00 Bathroom, 1,094 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

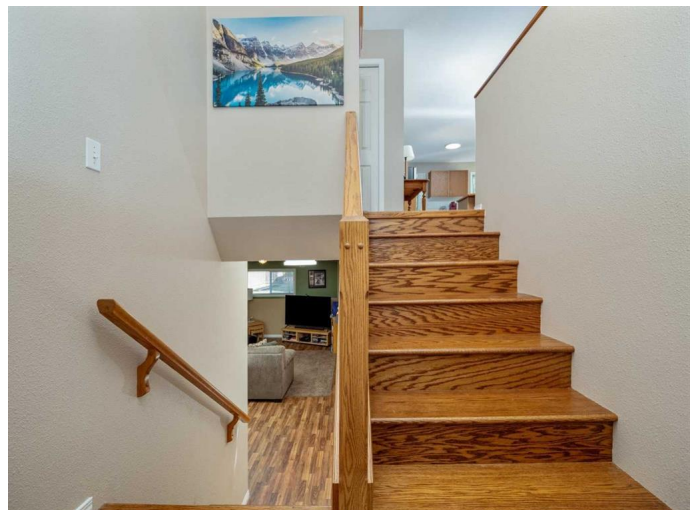
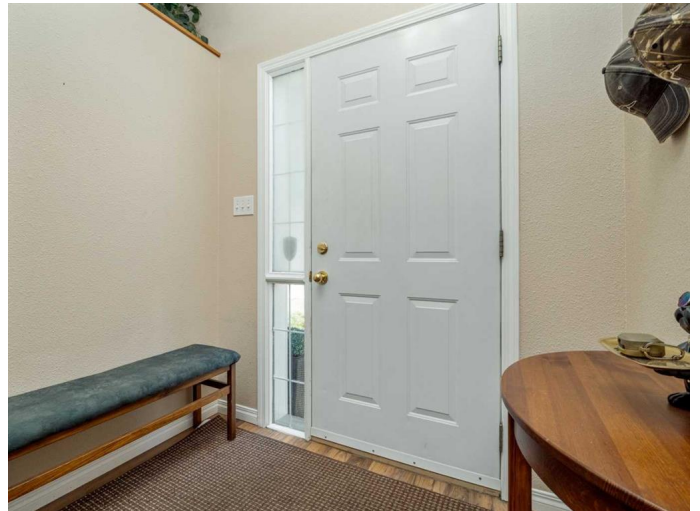
Solid, well cared for Bi-Level in a great family community. Backs on to park & playground. Close to elementary, middle and high schools, three major grocery stores and shopping, services, and U of L. Enter and just a few steps up take you to the bright open concept living/dining/kitchen areas. Comfortable living room with warm gas fireplace. Nice dining area for family and guests. Efficient kitchen layout features plenty of counter and cupboard space. Spacious master with walk-in closet and private access to the 4 pc. main bath. Good size second bedroom, 2 pc. bath & laundry room complete the main floor. Just a few steps down to the fully finished basement with a large family room, two more good size bedrooms, and 4 pc. bath, plus utility room with ample storage. All cooled by Central Air for your summer comfort. The backyard features a raised deck with view to the park, lower patio area, lawn and garden. Over-sized, heated, insulated, two car garage completes the picture. Roof Shingles and Siding (2013), A/C - New Evaporator (2024), Garage Heater - Inspected & Serviced (June, 2025). READY to MOVE IN, RELAX and ENJOY!

Built in 1998

## Essential Information

MLS® # A2227235

Price \$439,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,094
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	33 Peigan Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6J4

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
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Lot Description	Back Lane, Backs on to Park/Green Space, City Lot, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	5
Zoning	R-L

### **Listing Details**

Listing Office	Royal LePage Benchmark
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