\$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

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 6

Zoning R-L

Listing Details

Listing Office Royal LePage Benchmark

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