

\$384,654 - 138 Peigan Court W, Lethbridge

MLS® #A2144419

\$384,654

4 Bedroom, 4.00 Bathroom, 1,310 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

New asphalt roof will be installed and a \$10,000 incentive for improvements included in asking price. Welcome to 138 Peigan Court West, a delightful 2-storey, 4-bedroom, 4-bathroom family home located in one of Lethbridge's most welcoming and friendly neighborhoods. This functionally designed single-family detached home offers a perfect blend of comfort, convenience, and style. Top Floor Bliss The upper floor boasts three spacious bedrooms, including a luxurious master suite with an ensuite bathroom, perfect for unwinding after a long day. An additional bathroom ensures everyone has ample space and privacy.

Main Floor Convenience The main floor is designed for ease and functionality, featuring a convenient laundry room and a 2-piece bathroom. The open-plan living and dining areas are perfect for family gatherings and entertaining guests.

Bonus Basement Space The fully finished basement offers a cozy family area and an extra bedroom, perfect for guests or a growing family. A private bathroom with a jacuzzi tub provides a touch of indulgence.

Garage and Outdoor Amenities The double car garage is a handyman's dream, with built-in storage shelves and OSB finished durable walls. The fenced yard offers privacy and safety, making it ideal for children and pets. Enjoy gardening with fruitful berry trees and productive garden space filled with existing perennials. A storage shed adds extra



space for all your outdoor needs.

Neighborhood Perks Located in a family-friendly neighborhood with a supportive community, you'll find a perfect mix of students, homeowners, and renters. This home backs onto Metis Trail, with a gate that opens directly onto the bike trail, ideal for outdoor enthusiasts. Enjoy quick access to the YMCA, schools, shopping, grocery stores, parks, and a nearby field perfect for a city escape.

Additional Features

Two hot water heaters for continuous hot water supply

Proximity to excellent amenities and recreational facilities

Experience the perfect blend of city convenience and suburban tranquillity at 138 Peigan Court West. This home is not just a place to live, but a community to belong to. Come and see why this charming property is the ideal place for your family to call home!

Built in 2002

Essential Information

MLS® #	A2144419
Price	\$384,654
Sold Price	\$370,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,310
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	138 Peigan Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K7N2

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Storage
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 22nd, 2024
Date Sold	July 12th, 2024
Days on Market	17
Zoning	R-SL
HOA Fees	0.00

Listing Details

Listing Office	Maxwell Devonshire Realty
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