

# \$399,900 - 94 Peigan Court W, Lethbridge

MLS® #A2196290

**\$399,900**

5 Bedroom, 2.00 Bathroom, 1,097 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

Don't miss out on this charming 1096 square foot, fully developed 4 level split! Featuring 3+2 bedrooms, 2 full baths, cozy living room, large corner kitchen with walk-in pantry and stainless steel appliances, lower level family room, and basement office space. You will love the fully landscaped yard with underground sprinklers in the backyard, shed for outside storage, and side deck and patio area for entertaining family and friends.

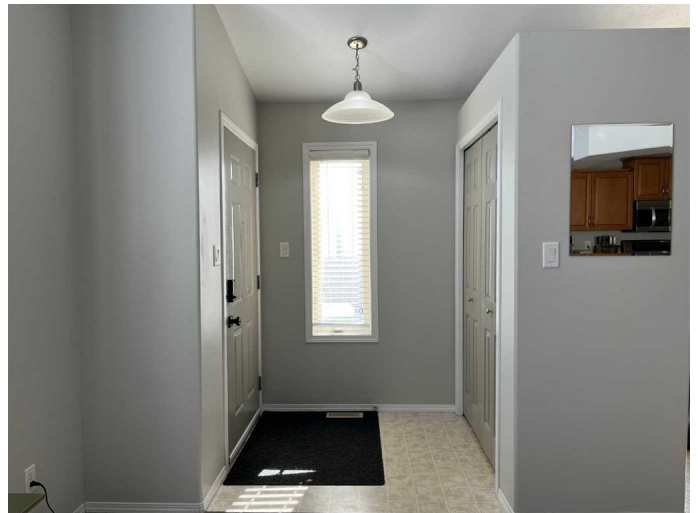
Built in 2002

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2196290      |
| Price          | \$399,900     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,097         |
| Acres          | 0.09          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 94 Peigan Court W     |
| Subdivision | Indian Battle Heights |



|             |            |
|-------------|------------|
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1K 7N8    |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Pantry, Storage                                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Microwave Hood Fan, Washer |
| Heating           | Forced Air, Natural Gas                                               |
| Cooling           | Central Air                                                           |
| Has Basement      | Yes                                                                   |
| Basement          | Finished, Full                                                        |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard                                  |
| Lot Description   | Back Yard, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 57                  |
| Zoning         | R-SL                |

### Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal Lepage South Country - Lethbridge |
|----------------|-----------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.