

# \$499,999 - 290 Peigan Court W, Lethbridge

MLS® #A2212517

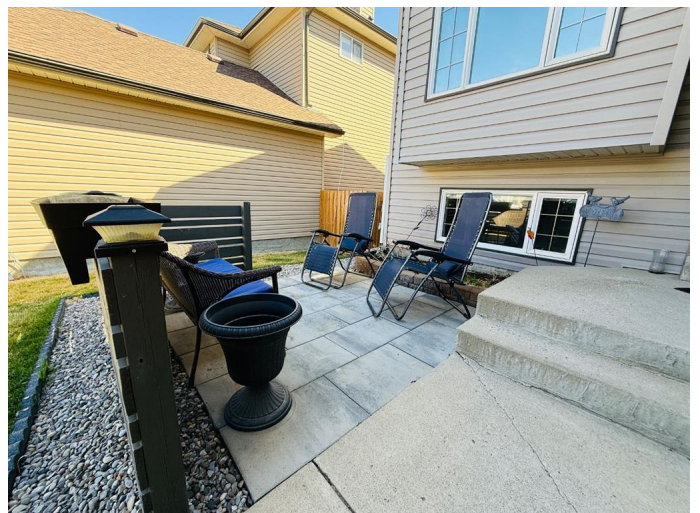
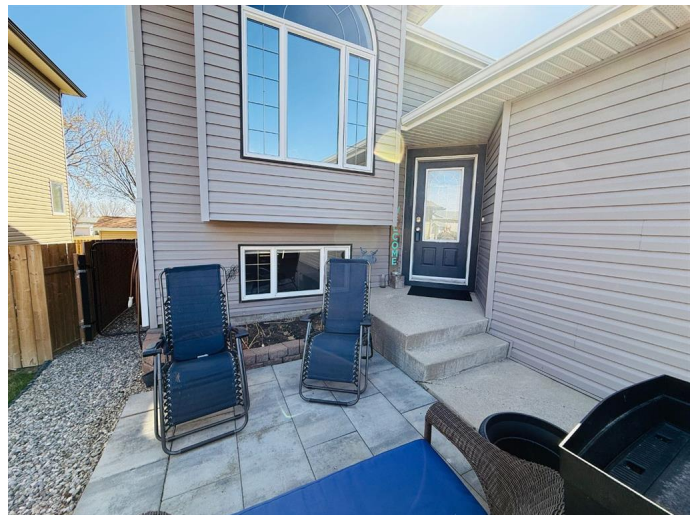
**\$499,999**

4 Bedroom, 3.00 Bathroom, 1,072 sqft  
Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to this beautifully maintained 4-bedroom, 3-bathroom bi-level home that offers comfort, style, and functionality for the whole family. Situated in a quiet, family-friendly neighbourhood and backing onto a peaceful park with no rear neighbours, this property provides both privacy and scenic views right from your own backyard. Step inside to discover a bright and welcoming interior featuring rich hardwood floors and fresh updates throughout. The kitchen boasts newly painted cabinets and brand new countertops, perfectly complementing the newer stove and dishwasher. The spacious primary bedroom includes a walk-in closet and a private ensuite, creating your own personal retreat. Enjoy cozy evenings by the fireplace in both the main floor living room and the fully finished walk-out basement. This lower level offers additional living space with 2 large bedrooms and a 3 pc bathroom. Outdoors, you'll love spending time on the front patio or hosting gatherings on the expansive two-tiered rear deck, all while taking in views of the park just beyond your fence line. This home also includes a heated, attached double garage, central A/C and a new hot water tank. The exterior has been well cared for, with vinyl siding and a roof that was replaced just five years ago. This home truly checks all the boxes – don't miss your chance to own this move-in-ready place in a desired location!

Built in 1999



## Essential Information

MLS® #	A2212517
Price	\$499,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,072
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	290 Peigan Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7K6

## Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Stove(s), Washer/Dryer, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	3
Zoning	R-L

## Listing Details

Listing Office	Century 21 Foothills South Real Estate
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