

# \$385,000 - 186 Peigan Court W, Lethbridge

MLS® #A2244666

## \$385,000

4 Bedroom, 2.00 Bathroom, 1,026 sqft

Residential on 0.08 Acres

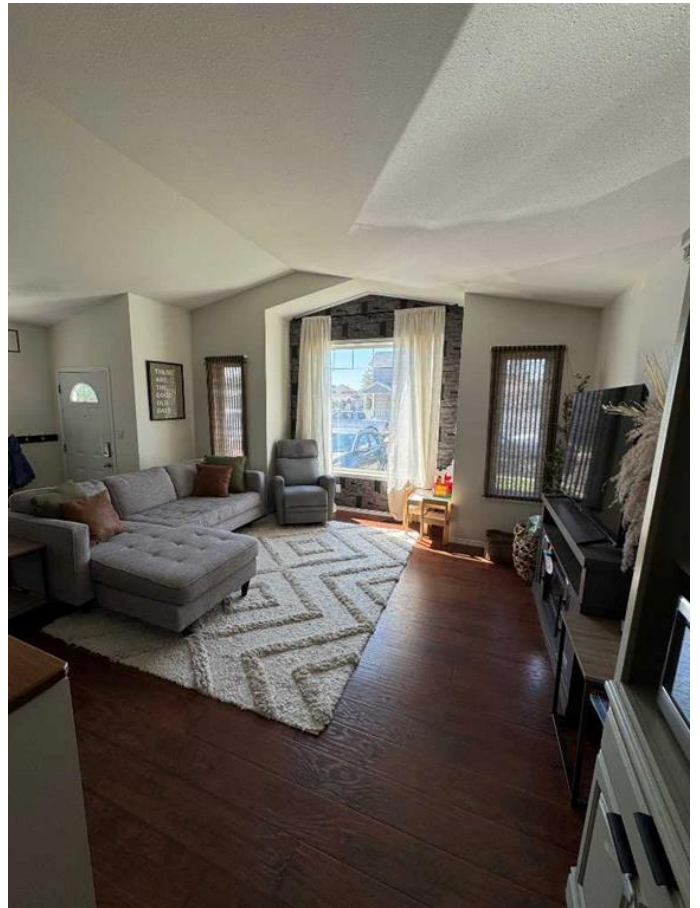
Indian Battle Heights, Lethbridge, Alberta

Great 4 bedroom home in excellent West side neighborhood. Quiet, mature area. Close to schools, shopping, parks and more. Easy access to University. Tastefully updated throughout with new flooring upstairs. This house is fully developed with a walkout from the lower level. Spacious kitchen and living area with vaulted ceilings and bright South exposure. 1026 sq ft of above grade living plus, as mentioned, full development on the lower two levels give this home a much larger feel than many of the new homes on the market. Tons of storage down. Central air only a couple years old. Add this one to your list you wont be disappointed, as 4 bedroom homes in great neighborhoods are getting hard to find for under 400k!

Built in 2001

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244666    |
| Price          | \$385,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,026       |
| Acres          | 0.08        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |               |
|--------|---------------|
| Style  | 4 Level Split |
| Status | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 186 Peigan Court W    |
| Subdivision | Indian Battle Heights |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | t1k7n2                |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                              |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | Central Air                                                                                   |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | R-SL            |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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