

# \$350,000 - 17 Aberdeen Road W, Lethbridge

MLS® #A2199686

## \$350,000

4 Bedroom, 3.00 Bathroom, 1,026 sqft  
Residential on 0.09 Acres

West Highlands, Lethbridge, Alberta

Just steps from Highlands Park, this fully developed 4-bedroom, 3-bathroom home is a rare gem in West Lethbridge. With great amenities nearby, it offers a bright and open main floor with vaulted ceilings, creating a warm and inviting space. The kitchen is equipped with stainless steel appliances, including a fridge, stove, dishwasher, and hood fan.

If you love spending time outdoors, you'll appreciate the two fantastic deck spaces, a raised deck for your morning coffee and a spacious ground-level deck, perfect for relaxing or entertaining. With its modern finishes, prime location, and plenty of room inside and out, this home is a must see!

Built in 2004

## Essential Information

MLS® #	A2199686
Price	\$350,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,026
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached



Style	Bi-Level
Status	Active

### **Community Information**

Address	17 Aberdeen Road W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J4Z1

### **Amenities**

Parking Spaces	2
Parking	Driveway, Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Garburator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	45
Zoning	R-L

### **Listing Details**

Listing Office	Grassroots Realty Group
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