

# \$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, youâ€™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
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.