



GRASSROOTS
REALTY GROUP

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**53 Aberdeen Road W
Lethbridge, Alberta**

MLS # A2221113



\$595,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,265 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees, Secluded		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters		

Inclusions: fridge, stove, dishwasher, washer, dryer, ac

Welcome to this beautifully updated family home, perfectly situated in a sought-after neighborhood known for its charm, community, and convenience. From the moment you step inside, you're greeted by a spacious entryway with a large closet—setting the tone for the generous layout and thoughtful design throughout. Upstairs, the heart of the home awaits—a fully renovated kitchen featuring sleek quartz countertops, a large central island, brand-new stainless steel appliances, lighting and custom floating shelves. Durable vinyl flooring flows seamlessly throughout the main floor. The open-concept design is enhanced by soaring vaulted ceilings, creating an airy, inviting space. Enjoy effortless entertaining in the expansive dining area and cozy living room, which overlook a beautifully landscaped, private backyard framed by mature trees. Step outside to relax on the paving stone patio or enjoy the deck with cleverly enclosed shed tucked beneath. The main floor also includes a spacious laundry area and a luxurious master retreat complete with a stunning ensuite featuring custom tile inlay and a generous walk-in closet. Throughout the home, you'll find unique custom woodwork finishes that add character and originality. Downstairs, the bright and open basement offers large windows, two sizable bedrooms, a full bathroom, and a massive great room centered around a cozy gas fireplace—ideal for games, movie nights, or entertaining guests. Additional highlights include: oversized heated double attached garage, newer roof and hot water tank, built-in speakers throughout the home, central vac, AC, underground sprinklers, security system and more! This one-of-a-kind home combines modern updates with timeless warmth and is move-in ready for your family. Don't miss the opportunity to own this exceptional property.

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