



GRASSROOTS
REALTY GROUP

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**734 Aberdeen Crescent W
Lethbridge, Alberta**

MLS # A2226671



\$439,900

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,132 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

Heating: Forced Air, Natural Gas

Floors: Carpet

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-SL

Utilities: -

Inclusions: Fridge, stove, dishwasher, washer, dryer, shed

This beautifully maintained home offers a bright and inviting atmosphere with three spacious bedrooms, including a large primary suite featuring a walk-in closet and ensuite. With a total of three bathrooms, this property is designed for both comfort and convenience. The expansive kitchen boasts plenty of cabinetry, a central island, and seamless access to a large upper deck, perfect for entertaining or enjoying peaceful outdoor moments. The generously sized eating area and living room create a welcoming space for gatherings, while the large private yard provides a serene retreat. Additional features include a double attached garage, a walk-out basement, and a sizable third bedroom in the lower level. Ideally located close to essential amenities such as grocery stores, restaurants, and the University of Lethbridge, this home presents an incredible opportunity for comfortable living in a sought-after area.