



GRASSROOTS
REALTY GROUP

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**620 Aberdeen Crescent W
Lethbridge, Alberta**

MLS # A2239811



\$400,000

Division:	West Highlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	887 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating: Forced Air

Floors: Carpet, Laminate, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-SL

Utilities: -

Inclusions: Fridge, stove, hood fan, microwave, dishwasher, blinds, washer, dryer, central air conditioner, shed

A practical 4 level split in the heart of West Highlands - a quiet community with great access to parks, walking paths, amenities and arterial roads! This 3 bedroom, 2 bathroom home is a bright, smart layout with a welcoming main floor with vaulted ceilings and big windows! An open concept entertaining area that can host your family get togethers comfortably. There are 2 bedrooms upstairs that share a 4 piece bathroom, a lower level that is a large family room and a finished basement that completes the home with a third bedroom, 3 piece bathroom, laundry and storage! The backyard includes a variety of lawn and gravel pad, has alley access and garden beds!