



GRASSROOTS
REALTY GROUP

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**196 Aberdeen Road W
Lethbridge, Alberta**

MLS # A2243281



\$399,900

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	954 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: Shed

A beautiful home with a well-laid-out floor plan offering 4 bedrooms and 2 full bathrooms across two levels. The main floor features soaring vaulted ceilings that create a bright and open living space, with two bedrooms and a full bath conveniently located upstairs. The kitchen opens directly onto a sunny back deck. Downstairs, you'll find two additional bedrooms, a second full bath, and a walk-up basement with its own private entrance, offering great potential for extended family or future suite development. Located on a lot with a back lane, this property provides the opportunity to build a detached garage. Just minutes from parks, shopping, and schools, this home offers comfort, flexibility, and long-term potential in a fantastic location.