



GRASSROOTS
REALTY GROUP

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**48 Aberdeen Road W
Lethbridge, Alberta**

MLS # A2261825



\$405,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,100 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: 1 Garage Door Remote, Keypad on Front Door & Garage Door, Garden Shed (As Is-Where Is), Blind on Deck, Laundry Tub (not connected-lines are there), All shelves & Hooks in Garage

Great West Highlands location for this home, close to shopping, park, playground. Home features 2 main floor bedrooms, with the Primary having a 4 piece ensuite. Great kitchen with large countertop/eating bar that has access to covered deck and fenced backyard. Basement is fully developed with large family room, great size bedroom, 3 piece bath and laundry/mechanical room. Home has insulated and boarded super single garage plus extra concrete pad beside driveway.