



GRASSROOTS
REALTY GROUP

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**619 Aberdeen Crescent W
Lethbridge, Alberta**

MLS # A2280479



\$420,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	894 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, hood fan, dishwasher, microwave, central AC, underground sprinklers, gazebo & lights, blinds, shed, washer/dryer

Welcome to this well-maintained and beautifully updated home. The bright, open main floor features an updated kitchen with direct access to the patio deck, two bedrooms, and a 4-piece bathroom. The fully developed lower level offers a spacious and inviting family room, two additional bedrooms (one with a walk-in closet), and a 4-piece bathroom. Recent updates include the roof, kitchen, bathrooms, and more, making this home truly move-in ready. Additional highlights include central air conditioning, underground sprinklers, ample off-street parking with space for an RV, and back alley access for a future garage. Ideally located close to parks and the University of Lethbridge, this exceptional property is a great opportunity you won't want to miss. Contact your favorite REALTOR® for a viewing.