



**248 Aberdeen Road W
Lethbridge, Alberta**

MLS # A2294209



\$420,000

Division:	West Highlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	921 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Laminate Counters, Separate Entrance		

Inclusions: Fridge, Stove, Hood Fan, Microwave, Dishwasher, Washer, Dryer, Window Coverings, A/C, Shed

Welcome to 248 Aberdeen Road W, a fully developed 4-level split offering comfort, space, and a functional layout in a desirable West Lethbridge location. This home features 3 generously sized bedrooms and 2 full bathrooms. The main floor offers a bright LDK! The living room is highlighted by a large sunlit window, along with a stylish maple kitchen and a dining nook with direct access to the outdoor grill area. The main living area is enhanced by vaulted ceilings and large windows, creating a bright and welcoming atmosphere. On the second floor, you’ll find 2 bedrooms, including the primary bedroom with a large walk-in closet, along with a 4-pc bathroom. The lower level features a spacious family room with a large window overlooking the backyard, a convenient back entrance, a storage room, and a cosy reading nook. The basement includes a third bedroom, another 4-piece bathroom, a laundry room, and a utility room, adding to the home’s overall functionality. Outside, you’ll find a fully fenced and landscaped yard with a patio, perfect for relaxing or entertaining. Located just steps from a growing number of amenities, including grocery stores, banks, restaurants, and highly accessible to University Drive, 248 Aberdeen Road W offers a practical and flexible living option for families and buyers seeking both comfort and convenience. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you’ll want to experience in full.