



**188 Aberdeen Road W
Lethbridge, Alberta**

MLS # A2135445



\$399,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	960 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Sump Pump(s)		

Inclusions: Refrigerator, electric range, , hood fan, dishwasher, washer, dryer, window blinds, garage door opener + 1 control

Welcome to your perfect first home in the heart of the West Highlands subdivision! This delightful property features four generously sized bedrooms and two full bathrooms, offering ample space for comfort and convenience. The spacious and open kitchen, dining, and living areas are perfect for everyday living and entertaining, while the massive basement rec room provides endless possibilities for recreation and relaxation. Enjoy easy alley access to the detached garage, and with only one neighbor, privacy and tranquility are assured. The fully landscaped yard is perfect for outdoor activities, and both the home and garage feature newer shingles, ensuring peace of mind. Located close to all amenities, this home combines charm, convenience, and a prime location. Don't miss out on this wonderful opportunity — contact your Realtor today for a private showing!