



**751 Aberdeen Crescent W
Lethbridge, Alberta**

MLS # A2142676



\$380,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,043 sq.ft.	Age:	2005 (19 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer

Welcome to your potential new home at 751 Aberdeen Crescent W in the vibrant community of Lethbridge! Ideal for families, first-time home buyers, and investors alike, this inviting residence features a generous layout with six bedrooms, offering ample room for everyone. The home is bathed in natural light, creating a warm and welcoming atmosphere throughout the open-concept design. Three of the bedrooms are conveniently located on the main floor, while the remaining three are situated in the basement, which awaits your finishing touches to unlock its full potential. The flexibility of this space is perfect for personalization—create a home theater, gym, or extra living quarters! Location is key, and this house does not disappoint. Positioned close to essential amenities, the home ensures everyday convenience. Educational institutions like Catholic Central High School and the University of Lethbridge are just a short drive away, perfect for families with school-aged children. Tartan Park provides a lovely nearby escape to nature and playgrounds, merely a stone's throw from your front door. This is not just a house but a canvas awaiting your personal touch in a community rich with attractive features and conveniences. Explore the endless possibilities and make 751 Aberdeen Crescent W your new address!