

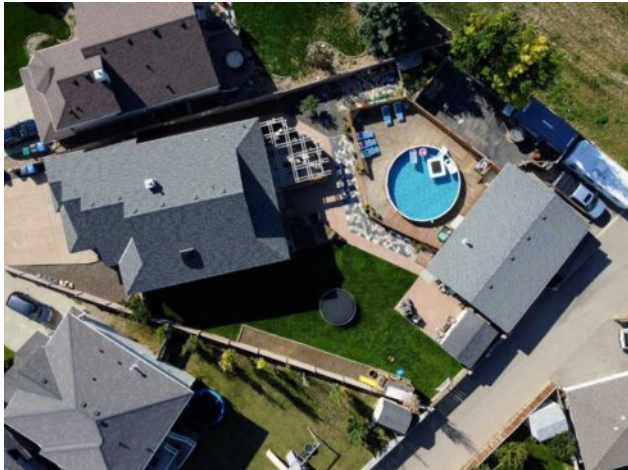


GRASSROOTS
REALTY GROUP

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229 Aberdeen Road W
Lethbridge, Alberta

MLS # A2168792



\$695,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,449 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Quad or More Detached, RV A		
Lot Size:	0.34 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Underground Sprinklers, Pr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Skylight(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, A/C, All window coverings, pool and all equipment, central vac & attachments, hot tub, patio BBQ on ground level, both fireplaces in yard, theatre equipment and furniture, 8 bar stools, patio furniture near gas BBQs, 2 person lounge, 5 blueish pool lounge type chairs, 2 garage door openers for rear garage and 2 remotes, 2 garage door openers for front garage and 2 remotes, attached heater in front and rear garage, DVD shelf in hallway before theatre room

You have always wanted that DREAM garage? Or perhaps you are renting a dream garage somewhere and tired of paying the monthly fee? Or course, there is much more to this beautiful home than the 30 x 40 garage in the back. With a lot that is 1/3 of an acre, there is so much to do here. This custom-built bungalow has an excellent floor plan with an open living kitchen and dining area, and 3 bedrooms up. You are going to spend lots of time on the covered deck , (complete with screens for protection from the elements). The master has 2 closets, ensuite, and deck access. The walkout basement is fully developed and comes complete with an exercise area, 4th bedroom, full bath, and a cool home theatre. Outside there is so much to enjoy. As you exit the walkout, you pass by the hot tub. Then to the left is the pergola area with a built-in gas fireplace and BBQ. The pool area is so private, you will forget that you have neighbors. And of course, there is the 30 x 40 foot garage, which has so many possibilities. The garage has two access doors, one into the paved part of the backyard, and another that goes into the alley space. There is plenty of parking behind the garage as well, with lots of room for a trailer or an RV. Lots and garages like this are difficult to find. Call your favorite REALTOR® and book a showing today.