



**176 Aberdeen Road W  
Lethbridge, Alberta**

**MLS # A2193631**



**\$425,000**

<b>Division:</b>	West Highlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Open Floorplan		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, blinds, central air conditioner, garage door opener + remote

This is a property you won't want to miss out on! Thoughtfully maintained, turn-key, conveniently located and a fantastic opportunity for you! A fully finished bi-level in West Highlands with double detached garage and additional front parking pad - perfect for a busy multi-vehicle household! The main floor has soaring vaulted ceilings and an open concept living, dining and kitchen space with an island. Easy access to the deck and a pantry make up the rest of the kitchen area. 2 bedrooms share the main floor along with a 4 piece bathroom! The primary includes dual closets - enough for two! The basement hosts a large family room flanked with laundry room, 3 piece bathroom and yet another 2 bedrooms! This one won't last long - with great access and a family friendly neighborhood, you can't go wrong!