



**17 Aberdeen Road W
Lethbridge, Alberta**

MLS # A2199686



\$350,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,026 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Just steps from Highlands Park, this fully developed 4-bedroom, 3-bathroom home is a rare gem in West Lethbridge. With great amenities nearby, it offers a bright and open main floor with vaulted ceilings, creating a warm and inviting space. The kitchen is equipped with stainless steel appliances, including a fridge, stove, dishwasher, and hood fan. If you love spending time outdoors, you'll appreciate the two fantastic deck spaces, a raised deck for your morning coffee and a spacious ground-level deck, perfect for relaxing or entertaining. With its modern finishes, prime location, and plenty of room inside and out, this home is a must see!