



**GRASSROOTS**  
REALTY GROUP

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**17 Aberdeen Road W  
Lethbridge, Alberta**

**MLS # A2199686**



**\$350,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<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	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!