

**176 Aberdeen Road W
Lethbridge, Alberta**

MLS # A2193631



\$425,000

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

Heating: Forced Air

Water: -

Floors: Tile, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-SL

Foundation: Poured Concrete

Utilities: -

Features: 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!