

**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!