

**620 Aberdeen Crescent W  
Lethbridge, Alberta**

**MLS # A2239811**



**\$385,000**

<b>Division:</b>	West Highlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	887 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** Fridge, stove, hood fan, microwave, dishwasher, blinds, washer, dryer, central air conditioner, shed

A practical 4 level split in the heart of West Highlands - a quiet community with great access to parks, walking paths, amenities and arterial roads! This 3 bedroom, 2 bathroom home is a bright, smart layout with a welcoming main floor with vaulted ceilings and big windows! An open concept entertaining area that can host your family get togethers comfortably. There are 2 bedrooms upstairs that share a 4 piece bathroom, a lower level that is a large family room and a finished basement that completes the home with a third bedroom, 3 piece bathroom, laundry and storage! The backyard includes a variety of lawn and gravel pad, has alley access and garden beds!