

**48 Aberdeen Road W
Lethbridge, Alberta**

MLS # A2261825



\$405,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,100 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: 1 Garage Door Remote, Keypad on Front Door & Garage Door, Garden Shed (As Is-Where Is), Blind on Deck, Laundry Tub (not connected-lines are there), All shelves & Hooks in Garage

Great West Highlands location for this home, close to shopping, park, playground. Home features 2 main floor bedrooms, with the Primary having a 4 piece ensuite. Great kitchen with large countertop/eating bar that has access to covered deck and fenced backyard. Basement is fully developed with large family room, great size bedroom, 3 piece bath and laundry/mechanical room. Home has insulated and boarded super single garage plus extra concrete pad beside driveway. Shingles were replaced in 2021, Hot Water Tank in July 2015