

**619 Aberdeen Crescent W  
Lethbridge, Alberta**

**MLS # A2280479**

**\$420,000**



<b>Division:</b>	West Highlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	894 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Breakfast Bar, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** fridge, stove, hood fan, dishwasher, microwave, central AC, underground sprinklers, gazebo & lights, blinds, shed, washer/dryer

Welcome to this well-maintained and beautifully updated home. The bright, open main floor features an updated kitchen with direct access to the patio deck, two bedrooms, and a 4-piece bathroom. The fully developed lower level offers a spacious and inviting family room, two additional bedrooms (one with a walk-in closet), and a 4-piece bathroom. Recent updates include the roof, kitchen, bathrooms, and more, making this home truly move-in ready. Additional highlights include central air conditioning, underground sprinklers, ample off-street parking with space for an RV, and back alley access for a future garage. Ideally located close to parks and the University of Lethbridge, this exceptional property is a great opportunity you won't want to miss. Contact your favorite REALTOR® for a viewing.