

**727 Aberdeen Crescent W
Lethbridge, Alberta**

MLS # A2321555



\$525,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,270 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: 2 Fridge, 2 stove, 2 dishwasher, 2 washers, 2 dryers, garage door opener and remote, all window coverings.

Welcome to 727 Aberdeen Crescent W. — a fantastic opportunity for homeowners and investors alike! This spacious bungalow offers 4 bedrooms and 3 bathrooms, featuring 2 bedrooms on the main floor and 2 additional bedrooms in the fully developed basement. The oversized primary bedroom serves as a private retreat, complete with its own 3-piece ensuite. The main floor offers a functional layout with plenty of natural light and comfortable living spaces for the whole family. Downstairs, you’ll find a large mother-in-law illegal suite with separate entrance and separate laundry with a gas fireplace in the living room, the lower level offers flexibility and added value. Outside, the front double attached garage provides convenience and storage, with low maintenance front rock landscaped, the backyard has under ground sprinklers with a rear double parking pad offers ample additional parking for vehicles, or guests. Situated in a desirable west side location close to schools, parks, shopping, and amenities, this property combines space, functionality, and income-generating potential. Whether you’re searching for a family home or an investment opportunity, 727 Aberdeen Crescent W. is one you won’t want to miss!