

**802 Aberdeen Place W
Lethbridge, Alberta**

MLS # A2336487



\$439,900

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,033 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: 2 wall shelves in basement bedroom

Check out this four bedroom, 2 bathroom home on corner lot with walkout basement, rear lane access and double attached garage. This open concept bi-level offers a continuous flow from living to dining and into your kitchen with access to your covered rear deck with gas hook up! Bay windows in your living, dining and primary bedroom coupled with hard floors throughout, add character to this home. The basement is fully developed with 2 more bedrooms, full bathroom, utility/laundry room and WALKOUT access to the fully fenced/landscaped backyard. Amenities added for your conveniences include central vac and attachments (with kick sweep!), central air conditioning, window coverings and tankless hot water on demand. Located in West Highlands, close to shopping, parks, schools and restaurants.