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635 Aberdeen Crescent W
Lethbridge, Alberta

MLS # A2351423

$420,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	905 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	4	**Baths:**	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	RES
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Pantry		

Inclusions: N/A

Welcome to West Highlands! This well-maintained, non-smoking 2005 bi-level offers a bright and inviting space with 4 bedrooms, 2 bathrooms, and plenty of natural light throughout. Thoughtfully cared for, this home is ready for its next owners to move in and make it their own. Enjoy the added comfort of central A/C, approximately 3 years old, a new induction stove, a new dryer, blackout blinds, and an electric fireplace that creates a cozy atmosphere. Gemstone exterior lighting adds a beautiful touch and makes holiday decorating effortless. Out back, enjoy an open view toward the field across the road, offering a refreshing sense of space and an appealing outlook. The location is just as appealing, with groceries, schools, daycares, the university, and bus stops all conveniently nearby. Whether you're a first-time buyer, growing family, or simply looking for a well-kept home in a convenient location, this property offers a wonderful combination of comfort and everyday functionality. A home that has been well cared for, with thoughtful features and a location that makes day-to-day living easy. Come see what makes this West Highlands property worth a closer look!

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