Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

53 Aberdeen Road W
Lethbridge, Alberta

MLS # A2354617

$559,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,229 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air	**Water:**	-
Floors:	Laminate, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: TV Wall Mounts, Garage Freezer, Garage Fridge, Arlo Cameras, Door Bell, White Ikea cabinet underneath the stairs, Sound system

Great location, heated garage, private yard, beautiful updates! 53 Aberdeen Road West offers ALL this...and more! Beautiful bi-level on an alley corner lot, allows for only one close neighbor for privacy, and low maintenance landscaping. The roof was replaced in 2020, 2024 brought a renovation to the main floor and kitchen, and new AC in 2026. You'll love the fresh luxury vinyl plank flooring, new baseboards, and new design. The main floor has vaulted ceilings that add to the wide open floorplan. The kitchen is the heart of the home, featuring a large island with extra storage, and quartz countertops. Stainless steel appliances, including a gas range and wine fridge complete the look. What a beautiful space to entertain and have family gatherings! Around the corner, the primary suite is also on the main level, with a beautiful wood feature wall, walk-in closet, and a 4-piece ensuite with soaker tub. The lower level is bright and inviting with large windows and a gas fireplace. The property also features NEW central AC, a smart audio system, a durable cinder block fence for added privacy, underground sprinklers to keep the yard looking great, and a heated double car garage. Within walking distance are many conveniences and parks, such as West Highlands Park, grocery stores, a $ Store, banks, restaurants/pubs and more. Could this be the home and location you've been looking for?

Copyright (c) 2026 Anne French. Listing data courtesy of CIR REALTY . Information is believed to be reliable but not guaranteed.