



GRASSROOTS
REALTY GROUP

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**644 Aberdeen Crescent W
Lethbridge, Alberta**

MLS # A2326542



\$405,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	993 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

Heating: Forced Air

Floors: Laminate, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-SL

Utilities: -

Inclusions: N/A

PRICE IMPROVEMENT! Welcome to this freshly updated bi-level in West Highlands! This home features 4 bedrooms, 2 bathrooms, with brand new trim, paint, flooring, and a private fully landscaped backyard with a deck off the kitchen. The front yard has also been recently freshly landscaped with additional garden beds. The home also features central air, and the roof is just under 10 years old. This is a highly desirable neighborhood in west Lethbridge close to schools, shopping, restaurants, and quick access to Highway 3. The alley access also provides potential for a detached garage, and sitting on a crescent minimizes public traffic providing a quiet location for either a solid investment property, a first time home buyer, or a great family home. Make sure to contact your favorite REALTOR® to book a showing!