



GRASSROOTS
REALTY GROUP

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159 Aberdeen Road W
Lethbridge, Alberta

MLS # A2335252



\$339,900

Division:	West Highlands		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	897 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Gazebo, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		
Inclusions:	Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window coverings, Gazebo, Shed, AC unit		

Move-in ready and featuring one of the best yards around, this charming half duplex offers the perfect blend of comfort and privacy! The beautifully landscaped backyard is cozy, private, and backs onto no neighbours, creating a peaceful outdoor retreat. Inside, you'll find a bright open-concept main floor with a spacious living area and a functional kitchen complete with a pantry. Upstairs offers two bedrooms and a 4-piece bathroom. The third level features a massive family room with a walkout to the backyard, making it the perfect space for entertaining or relaxing. The fully developed fourth level includes a third bedroom with a walk-in closet, a 3-piece bathroom, a storage room, and the utility room. Additional features include a welcoming front veranda, a double parking pad, a gazebo and shed in the backyard, and a fantastic location close to schools, shopping, and parks. This property won't last long—call your favourite REALTOR® today to book your private showing!