

\$349,000 - 200 Aberdeen Road W, Lethbridge

MLS® #A2119883

\$349,000

4 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.09 Acres

West Highlands, Lethbridge, Alberta

Welcome to your new home or investment property! This charming residence offers an ideal opportunity for first-time homeowners or those seeking a lucrative revenue property. Conveniently situated within walking distance of parks, restaurants, and various amenities, this location ensures both comfort and convenience. Upon entering, you'll be greeted by a luminous living room, creating a warm and inviting atmosphere for relaxation or entertainment. The spacious kitchen seamlessly flows into the dining area, providing ample space for culinary adventures and gatherings with loved ones. The main floor boasts two generously sized bedrooms, perfect for accommodating family members or guests, along with a full bathroom for added convenience. Downstairs, you'll discover a fully developed space featuring a large family room, two additional bedrooms, a bathroom, and storage facilities, offering versatility and functionality to suit your lifestyle needs. Step outside onto the deck, accessible from the dining area, and admire the expansive backyard, offering ample space for outdoor activities and gatherings. With alley access available, storing a trailer or adding a detached garage in the future is made convenient and accessible. Don't miss out on the opportunity to make this wonderful property your own. Whether you're starting your homeownership journey or expanding your investment portfolio, this home offers endless possibilities and awaits your personal



touch.

Built in 2005

Essential Information

MLS® #	A2119883
Price	\$349,000
Sold Price	\$340,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	200 Aberdeen Road W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0N1

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Storage, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt/Gravel
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 18th, 2024
Days on Market	14
Zoning	R-SL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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