

# \$479,900 - 26 Aberdeen Bay W, Lethbridge

MLS® #A2127001

**\$479,900**

4 Bedroom, 3.00 Bathroom, 1,306 sqft

Residential on 0.16 Acres

West Highlands, Lethbridge, Alberta

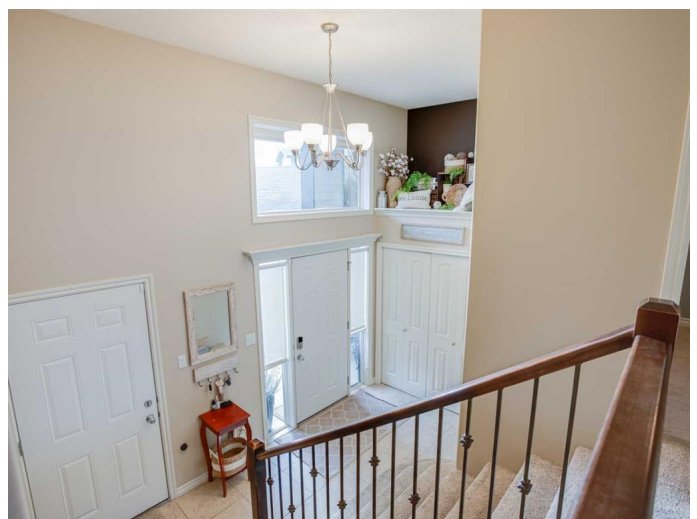
Low maintenance living in a quiet cul-de-sac with lots of room for the family and to entertain! This wonderful family home welcomes you with a bright and open foyer that leads up to the open living room/kitchen area which vaulted ceilings, tall windows windows, skylight, eat at kitchen island bar, pantry and walkout to the top tier of the deck. The upper level also features a laundry room, 4 pce bathroom, 2nd bedroom and the primary bedroom with a walk in closet and 4 pce ensuite featuring shower and soaker tub. The basement features an oversized family room with fireplace, 2 more bedrooms, another 4 pce bathroom and a storage/utility room. The backyard is landscaped with your time in mind, the underground sprinklers and plant watering system makes it so that you spend less time moving a sprinkler around and more time on the 2 tier deck with the family! The deck features a hot tub area and bench seating all around. There is a storage space underneath and don't forget about the back alley access so that you can park your RV. This home is perfect for someone who values their time and prioritizes their family & friends. Don't miss your chance to see this wonderful home

Built in 2005

## Essential Information

MLS® # A2127001

Price \$479,900



|                |             |
|----------------|-------------|
| Sold Price     | \$485,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,306       |
| Acres          | 0.16        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 26 Aberdeen Bay W |
| Subdivision | West Highlands    |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1J 4Z2           |

### Amenities

|                |                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                            |
| Parking        | Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Off Street |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer                |
| Heating           | Forced Air, Natural Gas                                                                                                                |
| Cooling           | Central Air                                                                                                                            |
| Fireplace         | Yes                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                      |
| Fireplaces        | Family Room, Gas, Mantle, Tile                                                                                                         |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                         |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                  |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape, Landscaped, Underground Sprinklers, Treed |
| Roof              | Asphalt Shingle                                                                                        |
| Construction      | Stone, Vinyl Siding                                                                                    |
| Foundation        | Poured Concrete                                                                                        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2024 |
| Date Sold      | May 15th, 2024   |
| Days on Market | 16               |
| Zoning         | R-L              |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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