# \$425,000 - 3 Aberdeen Road W, Lethbridge

MLS® #A2132733

## \$425,000

4 Bedroom, 3.00 Bathroom, 1,063 sqft Residential on 0.12 Acres

West Highlands, Lethbridge, Alberta

Welcome to 3 Aberdeen Road, located in the heart of the Highlands Subdivision in West Lethbridge. This property has very close proximity to shopping, schools, parks and more! This bungalow style home offers options to different buyers. The illegal suite in the basement could be ideal to an investor, extended family or an opportunity for you to live up and rent the unit below. This open concept main floor home features 2 bedrooms and 2 bathroom. The lower lever is also 2 bedroom with a 3 piece bathroom as well. Separate entrance access is located at this property. Parking is a huge asset as it has a double detached garage and front parking pad.



#### **Essential Information**

MLS® # A2132733
Price \$425,000
Sold Price \$440,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,063

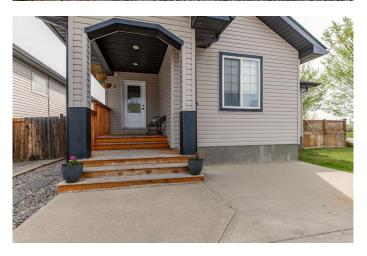
Acres 0.12 Year Built 2004

Type Residential

Sub-Type Detached







Style Bungalow

Status Sold

# **Community Information**

Address 3 Aberdeen Road W

Subdivision West Highlands

City Lethbridge County Lethbridge

Province Alberta
Postal Code T1J 4Y5

### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Off Street, Parking Pad

Interior

Interior Features Laminate Counters, Pantry, Separate Entrance

Appliances Dishwasher, Electric Range, Garage Control(s), Refrigerator,

Washer/Dryer, Washer/Dryer Stacked

Heating Forced Air

Cooling None
Has Basement Yes

Basement Separate/Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, City Lot, Corner Lot, Private

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 17th, 2024
Date Sold May 29th, 2024

Days on Market 12
Zoning R-L
HOA Fees 0.00

## **Listing Details**

Listing Office Grassroots Realty Group

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