

# \$369,000 - 29 Aberdeen Road W, Lethbridge

MLS® #A2169455

**\$369,000**

4 Bedroom, 2.00 Bathroom, 1,058 sqft

Residential on 0.09 Acres

West Highlands, Lethbridge, Alberta

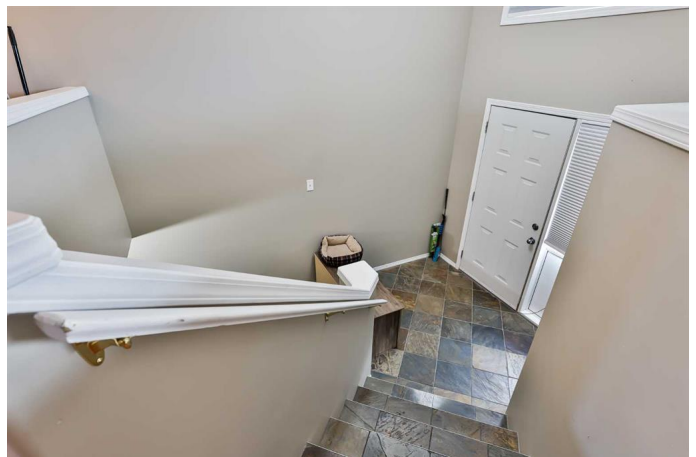
Welcome to this beautiful bi-level home on the desirable west side of Lethbridge! This gem features a spacious layout with two separate suites, perfect for multigenerational living or rental income. The main level features a bright and airy living room filled with natural light, ideal for relaxing or entertaining.

Well-appointed kitchen with ample counter space and storage, and a large dining area perfect for family meals. Two generously sized bedrooms, providing comfort and privacy. A modern bathroom with stylish finishes. The lower level is a fully equipped suite (illegal) with its own entrance, offering two additional bedrooms and a cozy living area. Functional kitchen and bathroom, making it an excellent rental opportunity or guest suite. Large windows that flood the space with light, creating a welcoming atmosphere. Located close to schools, parks, and shopping, this home is ideal for families or investors looking for a solid income property.

Built in 2004

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2169455  |
| Price      | \$369,000 |
| Sold Price | \$369,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,058       |
| Acres          | 0.09        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 29 Aberdeen Road W |
| Subdivision | West Highlands     |
| City        | Lethbridge         |
| County      | Lethbridge         |
| Province    | Alberta            |
| Postal Code | T1J4Z1             |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                             |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer<br>Stacked |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Full, Suite                                                                   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Entrance         |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 29th, 2024 |
| Date Sold   | October 15th, 2024   |

|                |      |
|----------------|------|
| Days on Market | 16   |
| Zoning         | R-L  |
| HOA Fees       | 0.00 |

**Listing Details**

Listing Office                RE/MAX REAL ESTATE - LETHBRIDGE

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