

# \$389,900 - 136 Aberdeen Road W, Lethbridge

MLS® #A2232060

**\$389,900**

4 Bedroom, 2.00 Bathroom, 912 sqft

Residential on 0.09 Acres

West Highlands, Lethbridge, Alberta

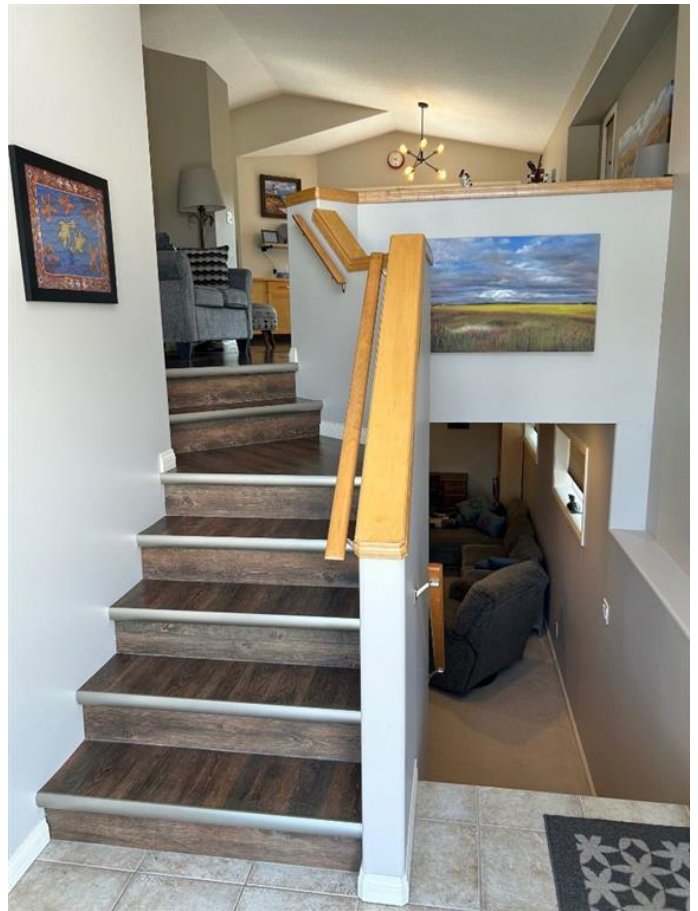
Absolutely adorable abode that will definitely delight! Shows fresh and contemporary throughout. Tons of updates and upgrades including shingles (2021), fridge and stove (2023), hot water tank (2023), deck refurbishing (2023), deck railings and privacy screen (2024) and direct vented hood fan (2025). Fully developed with 2 bedrooms up, 2 more down, a full bath up, and a wonderfully renovated bathroom down that boasts a double deep glass shower. The use of space here will surely impress as it showcases an open and airy feeling, loads of natural light, and decent storage as well. A surprisingly big entrance landing, spacious family room, and ample counter space are all extra perks. Step through the giant sliding glass patio door, out onto an oversized deck that runs the entire width of the home, and overlooks a charming back yard. A 10 x 14 ft shed provides plenty of extra storage space, the back lane offers great access and garage potential, and there is actually a power post outlet back there too. You may be tempted to do down "that slide", but do so at your own risk...that may just seal the deal!

Built in 2005

## Essential Information

MLS® # A2232060

Price \$389,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	912
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	136 Aberdeen Road W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5B8

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Parking Pad

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete, See Remarks

### **Additional Information**

Date Listed

June 17th, 2025

Days on Market

3

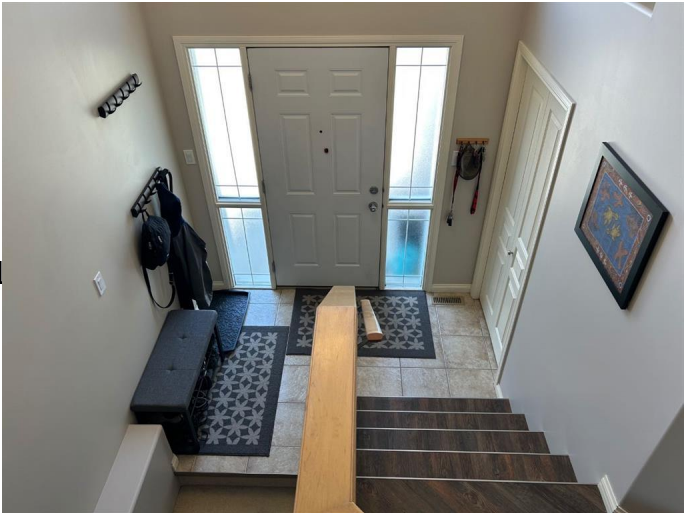
Zoning

R-SL

Listing Details

Listing Office

Royal Lepage South Country - I



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