

\$405,000 - 48 Aberdeen Road W, Lethbridge

MLS® #A2261825

\$405,000

3 Bedroom, 3.00 Bathroom, 1,100 sqft
Residential on 0.10 Acres

West Highlands, Lethbridge, Alberta

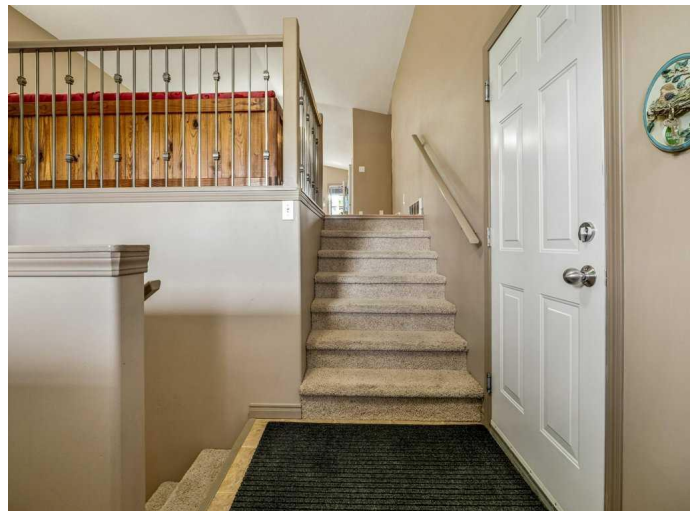
Great West Highlands location for this home, close to shopping, park, playground. Home features 2 main floor bedrooms, with the Primary having a 4 piece ensuite. Great kitchen with large countertop/eating bar that has access to covered deck and fenced backyard. Basement is fully developed with large family room, great size bedroom, 3 piece bath and laundry/mechanical room. Home has insulated and boarded super single garage plus extra concrete pad beside driveway. Shingles were replaced in 2021, Hot Water Tank in July 2015

Built in 2004

Essential Information

MLS® #	A2261825
Price	\$405,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,100
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information



Address	48 Aberdeen Road W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4Z1

Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 3rd, 2025
Days on Market	8
Zoning	R-L

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.