

# \$439,900 - 734 Aberdeen Crescent W, Lethbridge

MLS® #A2226671

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,132 sqft

Residential on 0.09 Acres

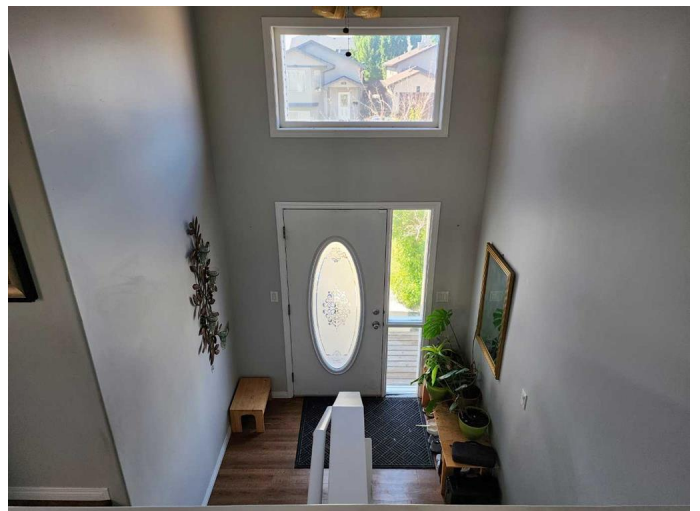
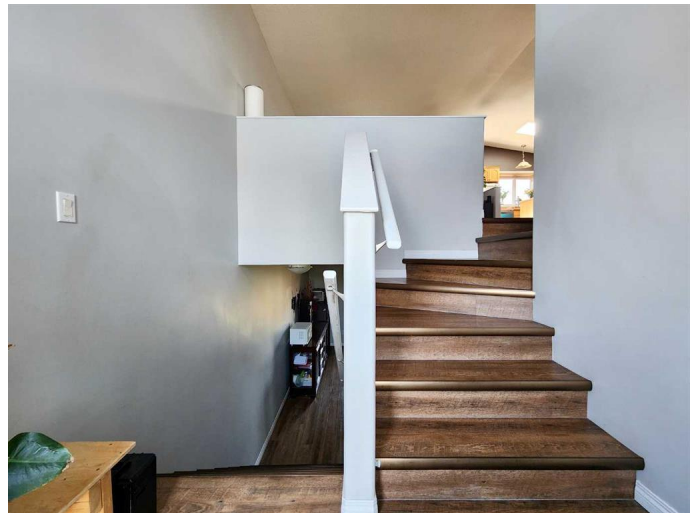
West Highlands, Lethbridge, Alberta

This beautifully maintained home offers a bright and inviting atmosphere with three spacious bedrooms, including a large primary suite featuring a walk-in closet and ensuite. With a total of three bathrooms, this property is designed for both comfort and convenience. The expansive kitchen boasts plenty of cabinetry, a central island, and seamless access to a large upper deck, perfect for entertaining or enjoying peaceful outdoor moments. The generously sized eating area and living room create a welcoming space for gatherings, while the large private yard provides a serene retreat. Additional features include a double attached garage, a walk-out basement, and a sizable third bedroom in the lower level. Ideally located close to essential amenities such as grocery stores, restaurants, and the University of Lethbridge, this home presents an incredible opportunity for comfortable living in a sought-after area.

Built in 2006

## Essential Information

MLS® #	A2226671
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,132
Acres	0.09



Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	734 Aberdeen Crescent W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5B2

### Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Street Lighting, Interior Lot, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	June 1st, 2025
Days on Market	54
Zoning	R-SL

**Listing Details**

Listing Office                RE/MAX REAL ESTATE - LETHBRIDGE

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