

# \$400,000 - 620 Aberdeen Crescent W, Lethbridge

MLS® #A2239811

## \$400,000

3 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.08 Acres

West Highlands, Lethbridge, Alberta

A practical 4 level split in the heart of West Highlands - a quiet community with great access to parks, walking paths, amenities and arterial roads! This 3 bedroom, 2 bathroom home is a bright, smart layout with a welcoming main floor with vaulted ceilings and big windows! An open concept entertaining area that can host your family get togethers comfortably. There are 2 bedrooms upstairs that share a 4 piece bathroom, a lower level that is a large family room and a finished basement that completes the home with a third bedroom, 3 piece bathroom, laundry and storage! The backyard includes a variety of lawn and gravel pad, has alley access and garden beds!

Built in 2005

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2239811      |
| Price          | \$400,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 887           |
| Acres          | 0.08          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 620 Aberdeen Crescent W |
| Subdivision | West Highlands          |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1J 5A9                 |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Vaulted Ceiling(s)   |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Storage                            |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding                               |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 1               |
| Zoning         | R-SL            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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.