

# \$419,000 - 72 Aberdeen Road W W, Lethbridge

MLS® #A2241227

**\$419,000**

5 Bedroom, 2.00 Bathroom, 1,171 sqft

Residential on 0.10 Acres

West Highlands, Lethbridge, Alberta

Talk about a great home! This 5 bedroom 2 bathroom home has been nicely updated throughout. Updates include: New Shingles - 2021, New AC 2025, New flooring/paint 2025, and 7KW SOLAR POWER GENERATION SYSTEM installed in October of 2024. The vaulted ceilings in the main living space add to the open concept kitchen/dining/living. In the basement, the windows are large and the 2 bedrooms have ample light! There is a large rec room for your family to enjoy! Outside, there is a generously sized deck with large trees in the yard for privacy. Good space out front for parking and this home is located close to many of the great amenities on the west side. Located in West Highlands gives you easy access to the main highways to get out of Dodge quickly too! This property is ready for you to take a look and make your next home! Contact your favourite Realtor® to book a showing today!

Built in 2005

## Essential Information

MLS® #	A2241227
Price	\$419,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,171
Acres	0.10



Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	72 Aberdeen Road W W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4Z2

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	July 20th, 2025
Days on Market	2
Zoning	R-L

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.