

# \$429,900 - 36 Aberdeen Road W, Lethbridge

MLS® #A2251339

## \$429,900

4 Bedroom, 2.00 Bathroom, 989 sqft

Residential on 0.10 Acres

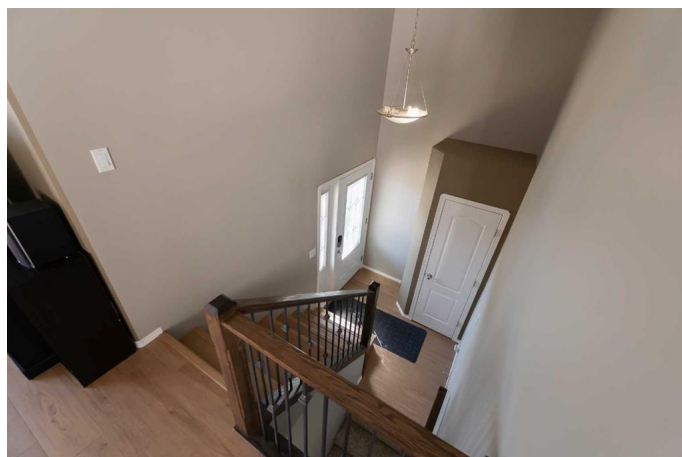
West Highlands, Lethbridge, Alberta

Welcome to this charming bi-level home in the desirable West Highlands neighbourhood! With a fully finished basement suite and walk-out access, this property is perfect for families, investors, or anyone looking for extra space and versatility. Inside, youâ€™ll find 4 bedrooms (2 upstairs and 2 downstairs) and 2 full bathrooms. The main level has been beautifully updated with new flooring, paint, and trim, and features vaulted ceilings and a bright skylight in the kitchen. The spacious kitchen also includes a walk-in pantry and opens onto a covered back deckâ€™perfect for year-round enjoyment. The lower level offers its own separate living space with a convenient walk-out, making it ideal for guests or a rental suite. Additional highlights include a new roof (2022) and a rear parking pad that accommodates two vehicles. This move-in ready home combines comfort, functionality, and modern updates in a great location. Donâ€™t miss your chance to make it yours!

Built in 2006

### Essential Information

MLS® #	A2251339
Price	\$429,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	989



Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	36 Aberdeen Road W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J4Z1

### Amenities

Parking Spaces	4
Parking	Driveway, Parking Pad

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Pantry, See Remarks, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Range Hood, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 27th, 2025
Zoning	R-L

**Listing Details**

Listing Office                      Onyx Realty Ltd.

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