

\$399,900 - 196 Aberdeen Road W, Lethbridge

MLS® #A2243281

\$399,900

4 Bedroom, 2.00 Bathroom, 954 sqft
Residential on 0.09 Acres

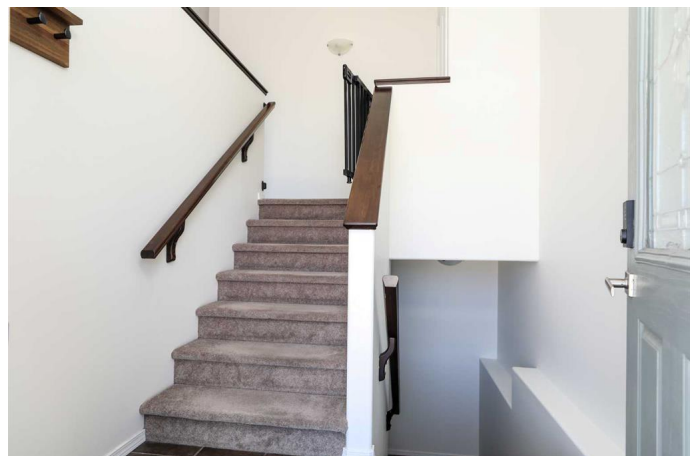
West Highlands, Lethbridge, Alberta

A beautiful home with a well-laid-out floor plan offering 4 bedrooms and 2 full bathrooms across two levels. The main floor features soaring vaulted ceilings that create a bright and open living space, with two bedrooms and a full bath conveniently located upstairs. The kitchen opens directly onto a sunny back deck. Downstairs, you'll find two additional bedrooms, a second full bath, and a walk-up basement with its own private entrance, offering great potential for extended family or future suite development. Located on a lot with a back lane, this property provides the opportunity to build a detached garage. Just minutes from parks, shopping, and schools, this home offers comfort, flexibility, and long-term potential in a fantastic location.

Built in 2006

Essential Information

MLS® #	A2243281
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	954
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached



Style	Bi-Level
Status	Active

Community Information

Address	196 Aberdeen Road W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0N1

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	8
Zoning	R-SL

Listing Details

Listing Office	2 PERCENT REALTY
----------------	------------------

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.