

# \$595,000 - 53 Aberdeen Road W, Lethbridge

MLS® #A2221113

## \$595,000

4 Bedroom, 3.00 Bathroom, 1,265 sqft

Residential on 0.12 Acres

West Highlands, Lethbridge, Alberta

Welcome to this beautifully updated family home, perfectly situated in a sought-after neighborhood known for its charm, community, and convenience. From the moment you step inside, you're greeted by a spacious entryway with a large closet—setting the tone for the generous layout and thoughtful design throughout. Upstairs, the heart of the home awaits—a fully renovated kitchen featuring sleek quartz countertops, a large central island, brand-new stainless steel appliances, lighting and custom floating shelves. Durable vinyl flooring flows seamlessly throughout the main floor. The open-concept design is enhanced by soaring vaulted ceilings, creating an airy, inviting space. Enjoy effortless entertaining in the expansive dining area and cozy living room, which overlook a beautifully landscaped, private backyard framed by mature trees. Step outside to relax on the paving stone patio or enjoy the deck with cleverly enclosed shed tucked beneath. The main floor also includes a spacious laundry area and a luxurious master retreat complete with a stunning ensuite featuring custom tile inlay and a generous walk-in closet.

Throughout the home, you'll find unique custom woodwork finishes that add character and originality. Downstairs, the bright and open basement offers large windows, two sizable bedrooms, a full bathroom, and a massive great room centered around a cozy gas fireplace—ideal for games, movie nights, or entertaining guests. Additional highlights



include: oversized heated double attached garage, newer roof and hot water tank, built-in speakers throughout the home, central vac, AC, underground sprinklers, security system and more! This one-of-a-kind home combines modern updates with timeless warmth and is move-in ready for your family. Donâ€™t miss the opportunity to own this exceptional property.

Built in 2004

**Essential Information**

MLS® #	A2221113
Price	\$595,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,265
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	53 Aberdeen Road W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K4Z2

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	14
Zoning	R-L

## Listing Details

Listing Office	eXp Realty of Canada
----------------	----------------------

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.