

# \$540,000 - 53 Aberdeen Road W, Lethbridge

MLS® #A2238663

**\$540,000**

4 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 0.12 Acres

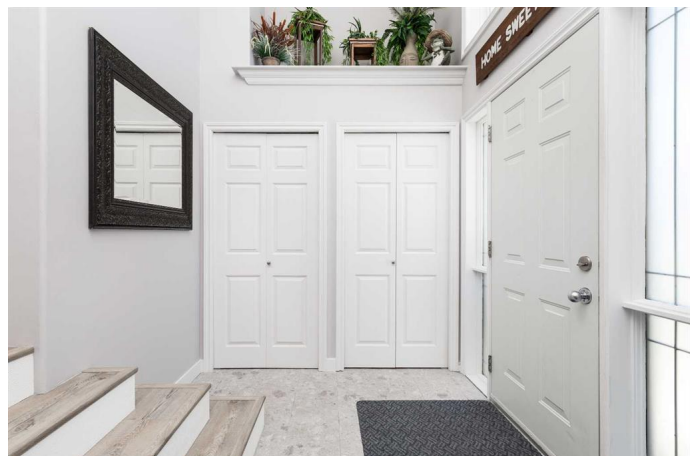
West Highlands, Lethbridge, Alberta

If you're looking for a home that combines modern upgrades, a fantastic location, and unmatched privacy, 53 Aberdeen Road West might be exactly what you've been waiting for. This one owner, bi-level home has been thoughtfully renovated and is move-in ready..

The roof was replaced in 2020, and in 2024, the main floor and kitchen received a full renovation, bringing fresh luxury vinyl plank flooring, new baseboards, and a sleek new design. The main floor is elevated by high vaulted ceilings that add a sense of space and grandeur to the entire area. The kitchen is the heart of this home, featuring a massive island with extra storage, quartz countertops with a marble-like feel, and striking two-tone cabinets complemented by wooden shelves really tie in the whole space together. Stainless steel appliances, including a gas range and wine fridge, make it the perfect space for cooking and entertaining.

The main floor also includes a spacious bedroom (currently used as a home gym), a large laundry room, a full bathroom, and a primary bedroom with a beautiful wooden feature wall, walk-in closet, and a 4-piece ensuite with a soaker tub.

Downstairs, you'll find two generous-sized bedrooms, another full bathroom, and a **ENORMOUS** (yet cozy) living room with a gas fireplace. Thanks to large windows, the



basement feels bright and open, providing a comfortable and inviting space. Central A/C will keep you cool in the summer, while a smart audio system adds modern convenience. The property also features a durable cinder block fence for added privacy, underground sprinklers to keep the yard looking pristine, and an oversized double car garage that's heated for year-round comfort.

Situated on a corner lot with a back alley, you'll enjoy the rare benefit of having only one neighbor. Plus, West Highlands Park with its serene pond is just down the block, and you're within walking distance to major shopping spots like Save On Foods, Dollarama, Shoppers Drug Mart, and more. Restaurants and pubs like Brown's Social House and Mojo's are also nearby, making this location incredibly convenient.

This home has everything you need and more. Don't miss your chance to make it yours.

Built in 2004

**Essential Information**

MLS® #	A2238663
Price	\$540,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,230
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	T1K 4Z2

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Smart Home, Skylight(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Days on Market	3
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.