



GRASSROOTS
REALTY GROUP

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**67 Kensington Road W
Lethbridge, Alberta**

MLS # A2253365



\$580,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,075 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Suite	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Stone Counters		

Inclusions: Refrigerator x 2, Stove x 2, Dishwasher x 2, Over the Range Microwave x 2, Washer x 2, Dryer x 2, All Window Coverings including Blinds, Air Conditioning, Garage Door Remote, Heater in Garage, Shelving in garage

Welcome to this beautiful Legally suited Bi-Level home, located on the West Side in Gary Station which is a highly desired neighborhood! There are 2 bedrooms and 2 bathrooms on the main level and double attached garage. The basement has 2 bedrooms with 1 bathroom downstairs, with a double parking pad, and is on separate utilities from the upstairs. The Kitchen has quartz countertops, it has a huge eating bar, stainless steel appliances, vaulted ceilings and lots of natural light. There is a great size deck off the kitchen. The master bedroom is large enough to fit a king size bed and the En-suite has a 5 foot tub / shower and 5 feet of counter space with a HUGE closet! Main floor has its own stacking laundry. The legally suited basement is the perfect and most comfortable living space! It has a kitchen with an eating bar the size of any regular home. There are nice big windows in the suite for a good amount of natural light. There is also a stacking laundry unit, and a good size bathroom with a 5 foot tub / shower. The basement suit has its very own patio area in the walk-up. This home is a great opportunity, especially if you are looking for some extra income! Call your realtor today to see this beautiful home!