



GRASSROOTS
REALTY GROUP

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**35 Kensington Road W
Lethbridge, Alberta**

MLS # A2257241

\$584,900



Division:	Garry Station		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,392 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: 2 x Fridges, 2 x Stoves, 2 OTR Microwaves, 2 x dishwashers, 2 x Garage Door Openers, 2 x Washers, 2 x Dryers, Central Air Conditioner, All window coverings including curtains, rods and blinds, Ceiling Fans, heater in garage

Welcome to this adorable and thoughtfully designed bi-level home in the heart of Garry Station West! From the moment you step inside, you'll notice the personal touches and care that make this space truly feel like home. With a total of five bedrooms, this property offers both flexibility and functionality—perfect for families, multi-generational living, or those looking to benefit from a legal suite. The main level features a bright, open-concept layout with 9' ceilings and large windows that flood the home with natural light. The kitchen is as cute as it is functional, with stylish finishes and a great flow into the living and dining area. On this floor, you'll find two cozy bedrooms and a full bathroom—ideal for kids, guests, or a home office setup. Up a few stairs, enjoy your own private escape in the spacious primary suite, tucked away above the garage. This elevated retreat is not only separate for added privacy but also features its own ensuite and walk in closet. For ease the laundry is steps just off the landing. Downstairs, the legal basement suite is just as inviting, with its own covered entrance, laundry, and an open-concept kitchen and living area. With two generously sized bedrooms and a full bathroom, it's perfect for extended family or future rental income. Cute, functional, and totally self-contained! Additional highlights include air conditioning, a double attached garage, and a 21' x 20' rear concrete parking pad—offering tons of space for vehicles or guests. Located close to the University of Lethbridge, Cavendish Farms Rec Centre, parks, trails, schools, and all amenities, this home offers a rare blend of comfort, charm, and opportunity.