



**GRASSROOTS**  
REALTY GROUP

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**59 Kensington Road W  
Lethbridge, Alberta**

**MLS # A2274226**



**\$514,900**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Fridge x 2(Main floor fridge will be replaced with a different one), stove x 2, dishwasher x 2, microwave hood fan x 2, washer/dryer x 2, central air conditioner, shed x 2

You'll want to start the car for this one! A legally suited bungalow in Garry Station facing the brand new West Coulee Station Elementary School! This home is a unique opportunity to help off-set your mortgage with a suite that boasts fully separated utilities. Each self-contained suite includes in-suite laundry, separate off-street parking pads and well cared for units! Upstairs has vaulted ceilings, 3 bedrooms, 2 full bathrooms, a well sized kitchen with island and private deck. The basement has a covered patio, 2 HUGE bedrooms, 4 piece bathroom, open concept living, dining and kitchen space and both units have their own access to the mechanical room.