

**67 Kensington Road W  
Lethbridge, Alberta**

**MLS # A2253365**



**\$580,000**

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

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