

\$589,900 - 35 Kensington Road W, Lethbridge

MLS® #A2257241

\$589,900

5 Bedroom, 3.00 Bathroom, 1,392 sqft

Residential on 0.09 Acres

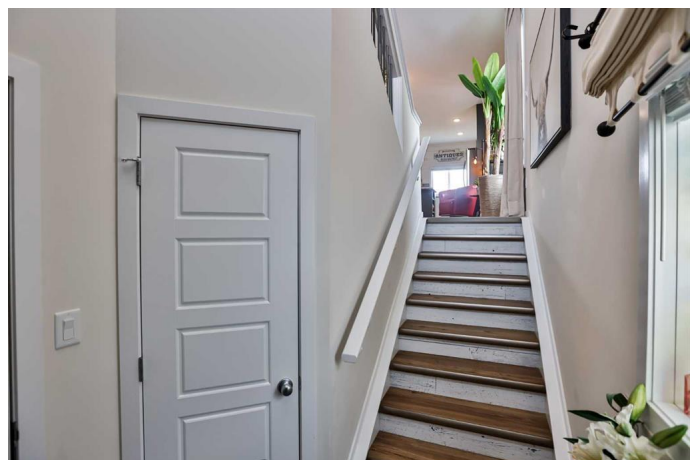
Garry Station, Lethbridge, Alberta

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



20â€™™ rear concrete parking padâ€™”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.

Built in 2018

Essential Information

MLS® #	A2257241
Price	\$589,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,392
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	35 Kensington Road W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5N5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	2
Zoning	R-M

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.