

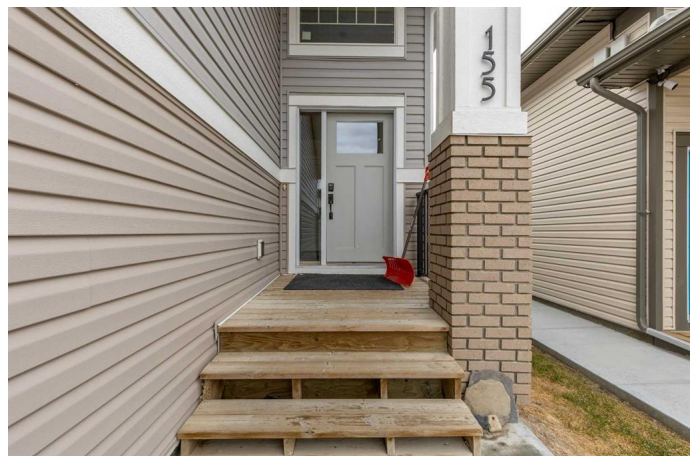
MLS® #A2205772

5 Bedroom, 3.00 Bathroom, 1,565 sqft
Residential on 0.09 Acres

A legal suite in Garry Station! Whether you want to offset your mortgage or take on an investment property, this bi-level is a great option to step into an investment portfolio. This practical home offers plentiful off-street parking for both units, the main floor has soaring vaulted ceilings and quartz counters throughout and there's a total of 5 bedrooms and 3 full bathrooms! Stepping inside there is a bright main floor with spacious foyer, an open concept living, dining and kitchen space with bonus coffee/bar station in the kitchen complete with bar fridge, a well sized dining area and a cozy living room with fireplace. There's 2 bedrooms that are situated on the main floor that share a 4 piece bathroom and a laundry room. The primary suite sits above the garage and offers privacy, along with a 4 piece ensuite (including soaker tub AND shower) plus a walk-in closet. The basement has a full kitchen open with the living space, 2 bedrooms (one with a walk-in closet!), 4 piece bathroom and laundry room!

Essential Information

MLS® #	A2205772
Price	\$644,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,565
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	155 Cabot Landing W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5K3

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2025

Days on Market 39

Zoning R-M

Listing Details

Listing Office Grassroots Realty Group

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