



GRASSROOTS
REALTY GROUP

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105 Kings Bay S
Lethbridge, Alberta

MLS # A2335235



\$619,900

Division:	Tudor Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,835 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Many Trees, No Ne		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener and remote(s), A/C

Situated in one of Tudor Estates' most coveted cul-de-sacs, this incredibly well-maintained one-owner home showcases exceptional pride of ownership and endless future potential! From the moment you arrive, you'll appreciate the outstanding curb appeal with its timeless brick exterior, updated front bay window, beautiful mature landscaping, and fantastic location just minutes from the college and all of Lethbridge's desirable south side amenities! Sitting on a generous 7,099 sq. ft. lot, this property has been meticulously cared for over the years and offers a mature, fully fenced, and incredibly private backyard complete with towering trees, raspberry canes, lush bushes, beautiful plants, underground sprinklers, and abundant greenery! The durable concrete rear deck, complete with a natural gas BBQ hookup, provides the perfect place to entertain, host summer BBQs, or simply relax while overlooking your own backyard oasis! Inside, you'll find three spacious bedrooms and two full bathrooms on the main level, including a generous primary suite with its own ensuite bathroom! Hardwood flooring, updated windows throughout, a natural gas fireplace, two separate living rooms, a formal dining room, main floor laundry, and a spacious kitchen featuring an island, stainless steel appliances, and a bright eat-in dining area create a warm and functional layout that's perfect for families and entertaining alike! The double attached garage offers excellent space for vehicles, storage, or hobbies! Downstairs, one of the home's greatest strengths is the massive undeveloped basement—a true blank slate with enough room to create two or even three additional bedrooms, another full bathroom, and a huge family room, allowing the next owners to customize the space to fit their family's needs for years to come! Additional upgrades include an excellent roof, a high-efficiency

furnace, newer hot water tank, and central air conditioning, providing peace of mind and year-round comfort! Homes that have been this lovingly maintained in such an outstanding location rarely become available! Contact your REALTOR® today to book your private showing before this incredible opportunity is gone!