



Anne French  
Your REALTOR®  
Love where you live.

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416 Fairmont Boulevard S  
Lethbridge, Alberta

MLS # A2143468



**\$644,500**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,989 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher, hood fan, washer, dryer, window coverings, garage door opener and controls.

Meticulously crafted true original; one-owner bungalow in sunny Fairmont, now offered for sale for the first time. Nestled beside ribbons of walkways that lead to Fairmont lake, this one-of-a-kind bungalow measures 1691 sq. ft. on the main level PLUS it features a 300 ft. loft over the garage for a total of nearly 2000 sq. ft. above grade. Lovingly designed by the owner's family and built in much the same way, you'll never run out of living space or options. Thinking it might be time to move off the farm, but you can't imagine down-sizing? You won't have to when you consider 416 Fairmont Blvd! Perfectly functional with 3 main floor bedrooms, main floor laundry, an eat-in kitchen plus a formal dining room adjoining the living room all make for great space to entertain large family gatherings, which had much influence over the homes original design. The master bedroom offers a large 4-piece ensuite with walk-in tub and features its own access to the semi-covered rear deck. The loft (Dad's office) offers numerous options from a home gym to a gaming room or a private retreat for weekend guests. Downstairs you'll find over 1500 sq. ft. of massive living spaces, a 4th bedroom with room for 2 more, and a basement entry leading to the private back yard. Upgrades to this fine home include hardwood floors, crown mouldings, new shingles (4 yrs.), central air and underground sprinklers. All this conveniently located close to most major south side amenities including Costco, Superstore, Wal Mart and much, much more. Don't miss the opportunity to own this lovingly maintained family home, filled with decades of cherished memories, with room for many more to come.