

**6 Fairmont Park Lane S  
Lethbridge, Alberta**

**MLS # A2146322**



**\$654,000**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,711 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Lake, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-CM-20
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Skylight(s)		

**Inclusions:** n/a

Looking for a Bungalow in Fairmont? This spacious one owner 5 bedroom, 3 bathroom will not disappoint. Located in Fairmont Park this eye catching home offers curb appeal features like easy to maintain landscaping, front and back, a stamped aggregate driveway, cedar shake shingles and hail proof/wind proof stucco exterior on the home. Inside you will be greeted with a spacious front entrance with not one, but two coat closets, the primary bedroom to your right and the door to your 3 car garage to your left. The Primary bedroom is a wonderful retreat with a large walkin closet, heated floors in the ensuite, and more than enough room for a king sized bed and all the accompanying furniture. Back out towards the kitchen notice the vaulted ceilings with 2 skylights and large windows at the back of house that bath the main floor in daylight. This kitchen is huge and is wrapped with a large island and still lots of room for a dining table. The open concept continues into the living room with an updated gas fireplace. Notice how quiet it is in here? That's because the owner had the home specifically insulated to keep out the noise, as well as R value. This level also contains the main floor laundry and a second bedroom with a walkin closet. Downstairs is MASSIVE, has 3 bedrooms, a full bath, lots of storage and the utility room. Come check out this wonderful house, I'm sure you will want to make it your home.