

**47 Fairmont Court S
Lethbridge, Alberta**

MLS # A2166358



\$454,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,101 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Landscaped, See Rem		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Freezer, Fridge, Garage Door Opener

Hello I'm 47 Fairmont Court a charming 4-bedroom, 3-bathroom home in Fairmont, nestled in a tranquil cul-de-sac. This well-maintained home features a spacious, open floor plan with a comfortable living area, with a great sized kitchen with newer appliances, including a fridge and dishwasher. Enjoy the convenience of hot water on demand and a versatile layout, including a master suite with an en-suite bathroom. The property also boasts a well-kept yard,, and a double car garage offering ample storage and vehicle parking for the whole family. Conveniently located near grocery stores including Walmart, Costco, Fairmont Park and schools, this home provides both serenity and easy access to essential amenities. Don't miss the chance to own this beautiful home. Call your favourite realtor today for a showing!