



Anne French
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**355 Fairmont Boulevard S
Lethbridge, Alberta**

MLS # A2170935



\$465,000

Division:	Fairmont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,485 sq.ft.	Age:	1997 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Window coverings, A/C, deck awning and privacy screen with remote, garage door, opener and 2 remotes, garage workbench, garburator

Conveniently located near the Enmax Centre, and major south-side retailers like Costco, Superstore, and Walmart. This beautifully upgraded bi-level home in Fairmont features a bright kitchen with granite countertops, stainless steel appliances, and a skylight. Step out from the dining area to a deck with a remote-controlled awning and privacy screen, creating the perfect outdoor retreat. The main floor includes a spacious living room, two bedrooms, and a full bath. Upstairs, the master suite boasts a fireplace, sitting area, walk-in closet, and ensuite. The fully finished basement offers a second living room, flex space (ideal for a home gym), an additional bedroom, and full bath. Updates include a new roof (2014), hot water tank, new flooring, underground sprinklers, and central air. Move-in ready and located in a desirable neighborhood.