

234 Fairmont Garden Road S Lethbridge, Alberta

MLS # A2196924



\$629,900

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|------------------|---|---------------|-------------------|
| Division: | Fairmont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,125 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | 220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door C | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Landscaped | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R-CM |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Pantry, Walk-In Closet(s) | | |

Inclusions: Custom built office desk

This 2 Storey home has been meticulously maintained and is located in a quiet cul-de-sac in Fairmont. The main floor offers luxury vinyl flooring, double sided fireplace, office, spacious kitchen with island, granite counter tops and tons of storage cabinets. Upstairs you will find a bonus space, master bedroom with a 5 piece ensuite and walk in closet, and two additional bedrooms. Downstairs offers a fully finished basement with a family room, bedroom (window does not meet egress) and a full bathroom. You'll love the double heated garage, fully landscaped and fenced yard and the park across the street! And one extra bonus we can't forget, You're just a quick jaunt from all major amenities! Be sure to add this one to the "must see list".