



GRASSROOTS
REALTY GROUP

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**222 Fairmont Garden Road S
Lethbridge, Alberta**

MLS # A2222607



\$459,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,170 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: fridge, Dishwasher, stove, window blinds

Welcome to this beautifully maintained bi-level home located in one of Lethbridge's most sought-after Prestigious community Fairmont. Offering a perfect blend of comfort and functionality, this home features 4 bedrooms, 3 Baths and offers a well-developed basement with basement entry to the attached garage and a thoughtfully designed layout ideal for families or first-time buyers. Upstairs, you'll find a bright and airy layout enhanced by vaulted ceilings, creating a sense of openness throughout the main living room area, kitchen with plenty of cabinet space, and a dining area that opens to a private balcony perfect for morning coffee or summer BBQs. The upper level also includes two generous bedrooms and two full bathrooms. Downstairs, the lower level boasts a cozy family room, two bedrooms, a third full bathroom, and a large laundry/utility area. With plenty of storage, this home is move-in ready. Outside, enjoy your own private backyard oasis — perfect for relaxing, gardening. A single attached garage completes the package. Situated near parks, schools, and shopping, this property offers the convenience of city living with the quiet comfort of a residential neighborhood.