



GRASSROOTS
REALTY GROUP

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**35 Fairmont Place S
Lethbridge, Alberta**

MLS # A2239520



\$579,900

Division:	Fairmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,873 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Many Trees, Pie Shaped Lot, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Radon Mitigation System, Gutter Guards to Block Out Leaves.

Tucked away at the end of a cul-de-sac in Fairmont, you'll find pride of ownership throughout in this timeless custom 2 storey home with walk-out basement on a large pie shaped lot with large trees and extensive landscaping. Welcoming foyer upon entry that is open to above. Main floor features hardwood floors for dining room, living room, breakfast nook and kitchen. Dining room just around the corner from the entry. Living room features gas fireplace and large windows that let in tons of natural light. Interesting to note that all windows in the home were upgraded in 2018 to triple pane glazed with reflective coating and have made a significant improvement to insulate from cold in the winter, and the hot sun in the summer. Leading from the living room is the breakfast nook with views to the backyard, and a door to the deck out back. Kitchen is functional with appliances, plenty of cupboards, and a built-in desk area. Just off the kitchen is the laundry/mud room with entrance to the garage. Upper level houses 3 bedrooms, including large primary with 5 piece ensuite featuring double sinks, jet tub, and separate shower. Another bedroom features a nice touch with a vaulted ceiling. Another full bathroom with tub/shower combo competes the upper level. Walk-Out Basement is finished with a large family room that has a gas fireplace, and space to set up an office area or for gym equipment. There is also a 4th bedroom and another full bathroom(with new surround for tub & shower). Basement also has a cold storage room and storage under the stairs. Utility room has upgrades of radon mitigation system, reverse osmosis water system, sump pump, 2 year old furnace, and approximately 5 years old water heater. Walk out to the covered patio and enjoy sitting down and looking at the the yard! Backyard is huge and has large trees, garden boxes, and is private and tranquil.

Back fence is metal for maintenance free living. Other upgrades include gutter guards to keep the leaves from filling up your gutters. Move in and enjoy!