



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

277 Fairmont Boulevard S
Lethbridge, Alberta

MLS # A2247120



\$450,000

Division:	Fairmont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,393 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island		

Inclusions: Built-In Vac Power Head is "AS IS"; Attached Shelves in Garage & Laundry Room; Underground Sprinklers are "AS IS"

Family Home in the Fairmont Subdivision. Home has been immaculately cared for and upgraded over the years. Home features 2 main floor bedrooms, Primary bedroom located above the garage with double closets and a 4 piece ensuite with jetted tub. The main floor is open and inviting for family gatherings or entertaining. Kitchen with island and dining that goes out to the deck to overlook the beautifully landscaped yard. Livingroom is a good size with large window to also look over the yard. Basement is fully developed with games/rec room/family room, separate cozy sitting room with fireplace, bedroom, 4 piece bath and laundry/mechanical room. Upgrades include vinyl plank flooring; Furnace 2024; Hot Water Tank end of 2024; Roof 2013/2014 (Jones Roofing); Dishwasher approx 3 years old; Water supply lines have been updated in all bathrooms.