



**5 Fairmont Bay S
Lethbridge, Alberta**

MLS # A2285932



\$535,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Fairmont | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,451 sq.ft. | Age: | 1999 (27 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Cul-De-Sac, Landscaped | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, See Remarks, Vaulted Ceiling(s), Wet Bar | | |
| Inclusions: | OTR, basement wet bar, u/g sprinklers, bbq gas line | | |

You will LOVE living here! This sprawling 1,460 sq ft bungalow is ideally tucked into a quiet Fairmont cul-de-sac and showcases the open, airy floor plan today's buyers are searching for. Curb appeal shines with the durable stucco exterior, and once inside, you're greeted by 9-foot ceilings and a clear sense of quality throughout the home. The main floor is loaded with extras, including hardwood floors, two built-in entertainment units and a well-appointed laundry room with sink. The kitchen is both stylish and functional, featuring over-and-under cabinet lighting and a built-in wine rack, while the great room flows seamlessly to a large deck that spans the entire back of the home...perfect for entertaining or unwinding on warm summer evenings. Underground sprinklers in both the front and back yards add convenience and keep the landscaping looking its best. Downstairs, you'll find two massive bedrooms, a spacious family room with a warm, inviting fireplace, and a wet bar that makes this level ideal for hosting guests. Ample storage throughout, two hot water tanks, and thoughtful design details complete the package. Location, size, and quality construction come together beautifully in this exceptional Fairmont bungalow.