



**150 Fairmont Boulevard S  
Lethbridge, Alberta**

**MLS # A2296290**



**\$639,900**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,077 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Standard Shaped Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, stove, dishwasher, OTR microwave, washer, dryer, all rods and blinds on windows, 2 garage door remotes, central vac & attachments, central a/c, bar fridge.

Fantastically appointed family home in the always desirable Fairmont neighbourhood in South Lethbridge. Nice updates over the years including flooring, kitchen cabinets and quartz counters, paint, LED lighting, and 50 year Owens-Corning hail resistant shingles installed in 2014. This home has a nice plan with formal living room just near the main entry that features custom built-ins and a double sided fireplace to the family room on the other side. Open plan for family room, dining room, and kitchen. Kitchen is modern and features quartz counters, large island, and corner pantry. Dining room has windows surrounding that let in so much light. Sliding glass doors to glass enclosed deck/3 season 10x14 sun room. Perfect for enjoying the sun all day in the back. Living room is a good size and perfect for gathering or entertaining. There is also a 2 piece bathroom on the main and laundry room(new washer and dryer) with entrance to the heated garage! Upper level houses a large bonus room above the garage with tall ceilings and more windows for more light. Upper level also houses 3 bedrooms including primary with large walk-in closet, 5 piece ensuite featuring double vanity, walk-in glass enclosed 4 foot shower, and separate jet tub. The other 2 bedrooms are a good size and set up jack & jill style with another 5 piece bathroom in-between that features a double vanity and a tub/shower combo. Basement is fully developed with a large rec room with dry bar, office area, flex space, large utility room for storage, and a 4th bathroom with its own walk-in closet and 3 piece ensuite featuring a walk-in shower! Backyard and front yard are rock gardens giving you essentially maintenance free landscaping. There are also 2 patios in the backyard to enjoy when the weather is nice. Garage is heated for your vehicles! Home has conveniences of central a/c, central vac, and underground

sprinklers for trees/plants. Location is close to parks, elementary school, shopping, restaurants, medical, and all big box shopping in South Lethbridge including Walmart, Costco, Superstore, Rona, Home Depot, Best Buy, Canadian Tire, etc! Move in and Enjoy!