



**4312 3 Avenue S
Fairview (Hamlet), Alberta**

MLS # A2298309



\$379,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,365 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Driveway, Garage Faces Front		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	Hamlet Residential
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: Window Coverings, Fridge, Stove, Washer /Dryer

Welcome to a home that offers space to grow, room to gather, and future potential, all set in a quiet community on a massive lot. Inside, this 1½ storey home blends character and comfort with a renovated main floor featuring updated flooring and paint, a cozy wood-burning fireplace, and a charming antique front door that sets the tone from the moment you arrive. The main level includes two bedrooms, including a spacious primary, while the upper level offers two versatile bonus rooms—ideal for a home office, kids’ spaces, or guests. Recent updates include shingles (2016), hot water tank (approx. 9 years), PVC windows on the main floor, and 100 amp electrical service. The home is connected to city water and sewer, offering convenience and peace of mind. Outside, you’ll find a double detached garage, a fenced garden area, and plenty of space to enjoy now—or reimagine later. With the size of the lot, there is potential for future redevelopment, including the possibility of a duplex (buyer to verify with Lethbridge County). Located in the Fairview area, you’ll appreciate the balance of a peaceful setting with the benefit of lower property taxes and access to city amenities.