



**147 Fairmont Boulevard S  
Lethbridge, Alberta**

**MLS # A2137637**



**\$399,900**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,099 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 215
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Back Deck Screens, Bed in Basement, Bathroom Vanity in Basement, 2 Garage Door Remotes, Fireplace Remote

Come and live the good life in this bungalow condo end unit in Fairmont close to all south side shopping and amenities. Adult living community(40+). Nice 22x22 double car garage! Home features open plan with 9 foot ceilings on main. Kitchen has granite counters, stainless steel appliances, and corner pantry. Living room features electric fireplace with stone surround. Dining nook features door to deck out back. Deck has gas line for BBQ. Primary bedroom has full ensuite and walk-in closet. Laundry/mud room is also on main with entrance to garage. Front bedroom currently being used as an office. Condo fees are \$215/month. Move in and enjoy!