



GRASSROOTS
REALTY GROUP

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109, 3045 Fairway Street S
Lethbridge, Alberta

MLS # A2137920



\$634,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,688 sq.ft.	Age:	2001 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Lake, Front Yard,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CM-20
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Pool Table, Central A/C, Dishwasher, Trash Compactor, Garburator, Microwave, Fridge, Stove, Garage door remote(s), Washer/Dryer, Light fixtures, Window coverings

Welcome to the luxurious and exclusive gated community of Fairmont Park Villas. This stunning 4-bedroom, 3-bathroom home, the gold standard of the neighborhood, backs directly onto the serene Fairmont Lake. As you step inside, you're greeted by a grand living room that is perfect for relaxing and catching up with your company, flowing seamlessly into a spacious kitchen and dining area perfect for hosting. Warm up by one of the two fireplaces or relax in the sunroom, which opens to a partially enclosed heated deck with breathtaking lake views. You can practically cast your fishing rod off the deck! The immaculate community offers pristine surroundings and is conveniently located across the street from essential amenities, including Costco, Walmart, and an array of restaurants. This home features a heated huge double garage for ample storage, and a basement designed for entertainment, complete with a massive Billiard room and games area. Experience unparalleled comfort and sophistication in one of Lethbridge's most desirable locations and exclusive adult living communities.