



**366 Fairmont Boulevard S
Lethbridge, Alberta**

MLS # A2140377



\$479,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,394 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Lawn, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: All Blinds and Window Coverings, A/C, U/G Sprinklers, Solar Panels x6, Fridge, Stove, Dishwasher, OTR Microwave, Electric Garage Heater, Garage Door Opener and Remotes, Alarm System (not monitored buyer to subscribe) Firepit, Shed (Where is),

This well-maintained four-bedroom home is truly move-in ready! The open-concept main floor welcomes you with a spacious kitchen, complete with a sizeable island, ample cabinet storage, and all necessary appliances. The kitchen seamlessly flows into the dining area, which then opens up to a cozy living room featuring a tall vaulted ceiling and a large window overlooking the backyard. The main level also houses two bedrooms and a full bathroom. The upstairs primary retreat offers ultimate privacy with its generous space, walk-in closet, and full ensuite bathroom. The finished basement expands the living area with a large family room, a huge fourth bedroom, a finished laundry room with a sink, another bathroom, and plenty of storage space. Outside, you'll find a well-maintained yard with an upper deck, mature trees, and a fire pit. Additionally, the home is equipped with solar panels to help reduce those high electrical bills. Conveniently located near a walking trail that leads to a park and lake, an elementary school just down the road, and major shopping and amenities, this home is a perfect blend of comfort and convenience.