



**3, 175 Fairmont Boulevard S
Lethbridge, Alberta**

MLS # A2141128



\$444,900

Division:	Fairmont		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,122 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 215
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: FRIDGE, STOVE, DISHWASHER, WINDOW COVERINGS, CENTRAL AIR CONDITIONER

SOUTH SIDE BUNGALOW CONDO.... located in Fairmont, the most desirable neighborhood in Lethbridge. Fully developed four bedroom three bathroom home has numerous incredible upgrades includes granite counter tops, stainless steel appliances, main floor laundry, three piece ensuite, walk in closet, and just in time air conditioning. Two excellent sitting areas including a covered front deck and rear deck off the kitchen. Well maintained and Close to all amenities and shopping.