



**16, 50 Fairmont Boulevard S  
Lethbridge, Alberta**

**MLS # A2143925**



**\$539,900**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 339
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CM-20
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island		

**Inclusions:** Air conditioner, Central Vac & Attachments, Garage door opener & controls, window coverings, washer, dryer., hood fan, fridge, stove, dishwasher

Welcome to this stunning over 1300 sqft bungalow condo, featuring a double attached finished garage and 2 bedrooms plus a den. Step into the tiled entry and be greeted by beautiful hardwood floors that extend throughout the main living areas. The front office boasts elegant glass doors and built-in shelves, perfect for a home workspace. The spacious kitchen is a chef's dream, with granite countertops, a Sil granite sink, and all appliances included. Enjoy the convenience of main floor laundry with a sink and a 3-piece main floor bathroom. Relax in the inviting living room with a cozy gas fireplace, and step out onto the covered back deck for some fresh air. The primary bedroom is a true retreat, featuring plush carpet, an ensuite with a large updated shower and double sinks. The basement offers additional living space with carpeted floors, built-in corner shelving, a huge storage room and a 3-piece bathroom as well as a large bedroom with a walk-in closet completes the lower level. There is also built in vac & central air! This condo is designed for comfort, privacy and convenience, with beautiful finishes throughout. It is walking distance to shopping, restaurants & a lake with walking paths! Don't miss out on this gem!