



**35 Fairmont Gate S  
Lethbridge, Alberta**

**MLS # A2148068**



**\$515,000**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,886 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Landscaped, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partially Finished, See Remarks, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)		

**Inclusions:** Framed Print Above Fireplace, Built-in Overhead Garage Heater

Step into this immaculate, one-owner home located in a highly sought-after south location close to all amenities and the new elementary school. This beautifully designed floor plan incorporates some costly features, such as a two-story vaulted family room with a cozy fireplace and walkout access to a private, fully fenced backyard beside a serene greenstrip walkway. The attached double garage, equipped with a built-in overhead heater, offers convenience and comfort throughout the year. Ample windows provide lots of light and views. The open concept kitchen area overlooks the expansive family room, creating an inviting and luxurious atmosphere. Upstairs, you will find 3 spacious bedrooms, and a convenient laundry room. The primary bedroom is just a few steps up from the other 2, and features walk-in closet and ensuite. Experience the perfect blend of luxury, convenience and comfort!