



**234 Fairmont Boulevard  
Lethbridge, Alberta**

**MLS # A2168394**



**\$465,000**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** n/a

Welcome to Fairmont, an established sought-after community in Lethbridge where pride of home ownership is evident in this family oriented community. One lucky family will have an opportunity to call this fully finished 5 bedroom, 3 bathroom move in ready residence their forever home. As you drive up to this family residence featuring 2000 sf of finished living space, you will immediately notice the elegant curb appeal, double attached garage and spacious driveway. Walk through the front doors and be in awe of the open concept design and upgraded finishes of this remarkable home. The focal point of this home is the large enclosed deck featuring a pergola, designated BBQ space, a perfect space for entertaining family and friends. The phenomenal open concept main floor is designed for entertaining. The grand living room is perfect for entertaining and formal get togethers. The kitchen features an abundance of cabinetry and ensures there's a place for everything. Your inner chef will rejoice with stainless steel appliances including a gas stove and prep island. A large casual eating area just off the kitchen is perfect for family breakfast time and nightly dinners. Access the large deck, and spacious fully fenced backyard off the eating area, perfect for kids to enjoy the outdoor space while keeping an eye on them. The large master retreat features plenty of space for king size bed with a large walk in closet with built-in shelving. A second well sized bedroom and main bath round out the main floor. Enjoy family movie and game nights in the spacious lower level bonus room featuring a cozy fireplace. The fully finished lower level showcases three additional bedrooms, full bath and wet bar. If you're looking for a truly special home for your family with a boutique feeling, this is the one. Homes of this caliber don't come to market often. This lovely home is in an

incredible, conveniently located location just a short drive into the community which offers an abundance of green space, shopping, and amenities. This community features plenty of parks and walking paths perfect for those who enjoy taking their dogs out for daily walks and morning runs. Call your favorite agent right away and book your showing as this home is truly one to be desired.