



**22 Fairmont Bay S  
Lethbridge, Alberta**

**MLS # A2181273**



**\$695,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Fairmont               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,507 sq.ft.           | <b>Age:</b>   | 1997 (27 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.24 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped  |               |                   |

|                    |                                   |                   |     |
|--------------------|-----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                        | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Pantry, See Remarks               |                   |     |

**Inclusions:** Basement Refrigerator, window coverings

Immaculate executive bungalow in a quiet Fairmont cut-de-sac! Amazing south side location for this bright and open bungalow with a walk out basement that leads to the large private yard with mature trees. Enter into the spacious foyer with a private office on your left. The main floor features a gorgeous kitchen and breakfast nook. There's lot's of space for large family gatherings with the open dining area and the living room also has a beautiful gas fireplace. The deck overlooks the landscaped yard with lot's of trees for total privacy. Your primary bedroom on the main floor is huge and the ensuite includes a steam shower! The downstairs has in-floor heating throughout and you'll find 2 more bedrooms, another full bathroom, a large family room with wood burning fireplace and best of all: the walkout to the back yard! The bonus features on this home are impressive: Heated double garage, Brand New Furnace, Central A/C, Underground Sprinklers, reverse osmosis water system, leaf catchers over the eavestroughs and Permanent exterior lights that can easily change the lighting to match the seasons! This home is in a prime location close to the best shopping in town while being in a private and quiet neighbourhood!