



**GRASSROOTS**  
REALTY GROUP

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**139 Fairmont Road S**  
**Lethbridge, Alberta**

**MLS # A2188059**



**\$585,000**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Veneer, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Track Lighting		

**Inclusions:** n/a

For more information, please click the "More Information" button. Discover this inviting bi-level home in the highly sought-after Fairmont neighborhood, built by Avonlea Homes in 2004. From the main-floor hardwood and gorgeous skylights to the cozy lower-level family room, every detail has been thoughtfully designed to maximize comfort and style. Four spacious bedrooms and three full bathrooms (including a jetted tub in the primary suite) pair with two natural gas fireplaces for a truly welcoming interior. Step outside to enjoy low-maintenance landscaping&mdash;featuring artificial turf in the backyard, mature greenery in the front and side yards, and underground sprinklers for year-round ease. A standout feature of this property is the double detached garage, currently converted into a soundproofed studio with resilient channel, double drywall, cork flooring, and double doors&mdash;perfect for music, art, a home gym, or a yoga studio. Prefer a traditional garage? You can remove the drywall covering the original doorway, install a garage door and opener, and make any necessary adjustments to the finished ceiling. The attached oversized double garage, which is finished and roughed in for a natural gas heater, provides additional convenience for parking or storage. Relax on the elevated wood deck with metal railing overlooking your spacious backyard, and enjoy peace of mind thanks to a new roof installed in 2022. Don&rsquo;t miss out on this versatile property in an excellent neighborhood.