



**234 Fairmont Garden Road S
Lethbridge, Alberta**

MLS # A2196924



\$639,900

Division:	Fairmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,125 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door C		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Custom built office desk

This 2 Storey home has been meticulously maintained and is located in a quiet cul-de-sac in Fairmont. The main floor offers luxury vinyl flooring, double sided fireplace, office, spacious kitchen with island, granite counter tops and tons of storage cabinets. Upstairs you will find a bonus space, master bedroom with a 5 piece ensuite and walk in closet, and two additional bedrooms. Downstairs offers a fully finished basement with a family room, bedroom (window does not meet egress) and a full bathroom. You'll love the double heated garage, fully landscaped and fenced yard and the park across the street! And one extra bonus we can't forget, You're just a quick jaunt from all major amenities! Be sure to add this one to the "must see list".