



**3, 50 Fairmont Boulevard S
Lethbridge, Alberta**

MLS # A2199302



\$499,800

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,328 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 355
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-CM-20
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Vinyl Windows		

Inclusions: Blinds

Finally! One of the few single-family homes located in Fairmont Park Villas is now for sale. Well renowned for being one of the nicest condominium communities in the city, the friendly neighbour vibe is fantastic! Many of the residents have been here for years and this is the first time unit #3 is being offered for sale. This 1328 sq ft bungalow has a wide-open design on the main level with elevated ceilings and large windows that accentuate the spacious feel to the floor plan. Features include a functional and efficient kitchen with lots of cabinetry, counter space, an island and breakfast bar, gas fireplace, a large primary bedroom, ensuite bathroom and walk-in closet, main floor den and a convenient laundry room. This is 1 level living at its finest! The basement area includes another bedroom and bathroom which is perfect for visiting guests and family. There is plenty of extra space to develop or continue to use as storage. Additional highlights include 5 appliances, manifold water line system for consistent water pressure to all plumbing fixtures, central A/C, a back deck with a natural gas line for the BBQ, a 22' x 22' finished attached garage with an 11' high ceiling to add more storage if needed, a low maintenance exterior and also underground sprinklers. Neighbourhood amenities include access to walkways, greenspaces as well as Fairmont Park and lake. Proximity to shopping, restaurants, pubs, entertainment, and sports facilities make this location prime. Condo fees are an affordable \$355 per month. Call a Real Estate professional today to book your own personal viewing.