



**GRASSROOTS**  
REALTY GROUP

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**186 Fairmont Boulevard S  
Lethbridge, Alberta**

**MLS # A2199460**



**\$499,900**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Underground Sprinklers		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Suite
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Features:** Open Floorplan, Separate Entrance, Skylight(s)

**Inclusions:** FRIDGE, STOVE, DISHWASHER, CENTRAL VACUUM, CENTRAL AIR CONDITIONER, WASHER AND DRYER

SOUTHSIDE BUNGALOW, AND A SUITE!!!! ONE OWNER HOME...CENTRALLY LOCATED SPACIOUS AND BRIGHT 4 BEDROOM FAMILY HOME OR A MORTGAGE HELPER. THE MAIN FLOOR HAS AN INVITING OPEN FLOOR PLAN , 2 BEDROOMS , AND 2 FULL BATHROOMS WITH MAIN FLOOR LAUNDRY. ENTRY FOR THE NON CONFORMING BASEMENT SUITE IS THROUGH THE GARAGE , WITH 2 BEDROOMS ,FULL BATHROOM, AND A KITCHEN. FEATURES INCLUDE CENTRAL AIR CONDITIONING, A GAS FIREPLACE, WELL TREED YARD AND A 21 X 28 FT DOUBLE GARAGE. DYNAMITE LOCATION WITH ALL AMENITIES NEAR BY.