



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**383 Fairmont Boulevard S  
Lethbridge, Alberta**

**MLS # A2204500**



**\$572,500**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,070 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Garden, Landscaped, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Features:** Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** Dishwasher, Garage Controls, Microwave, Refrigerator, Stove, Washer and Dryer

Here it is! This amazing 5 bedroom (4 up, 1 down!) family home with main floor office is the one you've been waiting for. The whole main floor has been beautifully upgraded, with a gorgeous new kitchen. Quartz countertops, stainless steel appliances, white cabinets with glass inserts, and beautiful wooden feature shelves make this one a head turner for sure. There is the perfect spot for a coffee bar, and the kitchen sink overlooks the private backyard. The open concept main floor has all new flooring and paint, and plenty of living space. The living room features a gas fireplace with built ins around. Upstairs is the family dream, there are 3 good size bedrooms, the laundry room, an updated bathroom, as well as the primary suite. The primary suite has a great size walk in closet with closet system, and a 4 piece ensuite with a jetted tub. The basement boasts a huge family room, one more great size bedroom, and a large bathroom with double sinks and a shower! There is a private backyard with a shed that can be used as a playhouse, or whatever you need it to be! The front yard is super low maintenance with cute planter boxes. You just can't beat this location! Close to shopping, parks, walking paths, restaurants, groceries, and a brand new elementary school.