



**383 Fairmont Boulevard S
Lethbridge, Alberta**

MLS # A2204500



\$579,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	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.