



GRASSROOTS
REALTY GROUP

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

MLS # A2206729



\$479,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,269 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: fridge, stove top, wall oven, dishwasher, washer, dryer, window coverings, light fixtures, central vac (no attachments)

Great home in a great neighborhood! This 1269 square foot bungalow features 3 bedrooms, 2.5 baths including master suite with 4 piece ensuite with walk-in tub and separate shower, large front living room, spacious kitchen with island and corner pantry, family room with gas fireplace, main floor laundry, attached double garage, and plenty of storage. The home is situated on a large corner lot, fully fenced and landscaped with underground sprinklers, garden area for the green thumb in the family and storage shed. Plenty of room to entertain family and friends.