



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2206729**



**\$499,900**

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

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

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

**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.