

## 425 FAIRMONT Boulevard S Lethbridge, Alberta

**MLS # A2267871**



**\$549,900**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,823 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Level, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Pantry		

**Inclusions:** some furniture

Welcome to a versatile and beautifully updated family home designed to fit the way you live. As you enter, you're greeted by a flexible front room &mdash; perfect for a home office, formal dining, or quiet study space. The heart of the home is the open-concept kitchen, dining, and living area. The kitchen has been thoughtfully upgraded with high-end stainless steel appliances, a newer oversized fridge, and modern finishes. Large windows fill the space with natural light and offer a lovely view of the mature, tree-shaded backyard &mdash; fully fenced and perfect for kids, pets, or relaxing outdoors. Convenience shines with a main-floor laundry room located just off the kitchen, along with direct access to the attached garage. The cozy family room features custom built-ins for your TV and a welcoming gas fireplace. Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite complete with a generous ensuite bathroom. The basement expands your living space with a large recreation or entertainment area, plus a dedicated office/study room connected to a private bedroom &mdash; ideal for teens, guests, or multigenerational living. A large full bathroom completes the lower level. This home offers comfort, flexibility, and room for everyone. Call your favorite Real Estate agent to view this property today.