

**285 Fairmont Boulevard S  
Lethbridge, Alberta**

**MLS # A2298932**

**\$535,000**



<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,402 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Pantry		

**Inclusions:** Central A/C, Ceiling fans, Storage Room Shelving, Pergola

Welcome to 285 Fairmont Blvd South! Backing southeast, directly onto Fairmont Garden Park and located in a family friendly neighbourhood, this spacious home has been very well cared for inside and out and is loaded with fantastic features. Built by Galko Homes, this wide-open floor plan offers 1402 sq ft of main floor living space complimented by impressive, vaulted ceilings, a skylight, and large windows. Natural lighting is never in short supply. The appealing design provides versatility to compliment your lifestyle in day-to-day living or for entertaining family and friends. An abundance of appealing features includes an extremely functional kitchen with plenty of cabinetry, granite counter tops, a large island, walk-in pantry, bulkhead lighting, and an expandable dining area for hosting the big family gatherings. Located right on the main level, the large Primary bedroom features vaulted ceiling, a 4pc ensuite and walk-in closet. Just a few steps up from the main level, are 2 additional bedrooms and another 4pc bathroom for the kids, guests, or home office space. The lower level presents a large 20' x 14' family room with a cozy gas fireplace, another bedroom, 4 pc bathroom, laundry area, and an impressive 15' x 6' storage room complete with extensive shelving that will be there for you on move-in day. Exterior features include an upper sundeck and pergola plus a ground level paving stone patio. Your park view makes these outdoor living spaces even more enjoyable. 6 appliances, vinyl plank flooring, central A/C, underground sprinklers, and new shingles (2025) are just a few more notable features that compliment the home. Enjoy nearby amenities that include Fairmont Lake, walking paths, greenspaces, restaurants, and all the shopping you could need. Contact a Real Estate Professional today to arrange a viewing!