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## 91 Fairmont Point S Lethbridge, Alberta

MLS # A2302875



# \$645,000

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,293 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, No Back Lane, Underground Sprinklers,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** fridge, convection stove, OTR microwave, washer, dryer, window coverings, fridge in basement, garage door openers and controls, water softener, surround system and speaker in basement, u/g sprinklers (Front/Back) and control, a/c unit, moveable shed, garage work bench

Meticulously maintained one-owner custom built 1,294 sq. ft. bungalow, built by Galko in 2006, offers a thoughtful layout and a host of practical features for comfortable everyday living. The main floor welcomes you with a bright and functional design, highlighted by a spacious kitchen complete with granite countertops, under-cabinets lighting, a pantry, and two skylights that flood the space with natural light. Just off the kitchen, you'll find the convenience of main floor laundry, while a dedicated office/den—featuring newer hardwood flooring—provides an ideal space for working from home. The home includes three bedrooms, with a generous primary suite on the main level offering a walk-in closet and a well-appointed 5-piece en-suite. Flooring throughout the home consists of a mix of hardwood, carpet, tile, and linoleum, creating both warmth and durability. The fully developed basement expands your living space with a large family room centered around a cozy fireplace, 2 spacious bedrooms, a 4-piece bathroom, and ample walk-around storage. Additional features on the the home include vaulted ceilings, ceiling fans, Levolor blinds, and central vacuum with attachments, a/c. Outside, the property continues to impress with a composite deck, underground sprinklers in both the front and back yard, low-voltage lighting within the landscaping and trees, a shed for additional storage, and an interlock sidewalk that wraps along the side and rear of the home. The oversized double attached garage (23x25) is drywalled, offering plenty of space for parking and storage. The exterior is finished in durable stucco, and the home is further enhanced with Gemstone lighting. Overall, this property presents a solid opportunity with great space, functionality, and value.