

**39 Fairmont Park Lane S  
Lethbridge, Alberta**

**MLS # A2304274**



**\$850,000**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,536 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Lake		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CM-20
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, induction double range, dishwasher, OTR microwave, washer, dryer, bar fridge, window coverings, garage door opener and controls, unground sprinklers, A/C

Welcome to your dream home! This exquisite executive bungalow offers an unparalleled lifestyle with breathtaking pond views and modern amenities. Nestled in a quiet cul-de-sac in the desirable south side Fairmont Park Landing. As you enter, you will be captivated by the vaulted ceilings and open concept design, beautiful oversized windows and accent lighting. The main floor features a stunning tile fireplace, adding warmth and elegance to the space. The kitchen boasts high-end appliances, including an induction/duoflex convection range, updated backsplash, and ample counter space, kitchen island, granite counter tops and of course the unstopable views of the pond. Also a large wrap around deck off the diningroom. The primary retreat also hosts the unstopable views of the pond, imagine waking up to those views. There is another nice sized bedroom and full bathroom on the mainfloor. The laundry room is adjacent to the primary bedroom. The fully developed walkout basement features a stylish bar, oversized familyroom, access to the outdoor patio and of course the unstopable views of the pond. Additional features include: - Custom Hunter Douglas blinds throughout the house - New high-efficiency furnace, humidifier, and central air - New Garage heater - New light fixtures and pot lights throughout, most on dimmers - New vinyl flooring in the basement for durability and ease of maintenance - Beautifully landscaped yard with five new trees and bushes, providing privacy and curb appeal. You will love the oversized garage 27' x 29' and the oversized front driveway. This home is a rare find, combining luxury, comfort, and nature's beauty. Pride of ownership is very evident in this home. Don't miss out on the opportunity to make this stunning property your own!