

**111 Fairmont Road S  
Lethbridge, Alberta**

**MLS # A2317558**



**\$639,900**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,629 sq.ft.	<b>Age:</b>	2006 (20 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, Front Yard, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** window coverings

This well-maintained 4-bedroom, 3.5-bath home offers the perfect blend of comfort and functionality for a growing family. The spacious primary suite features a large ensuite complete with a relaxing jetted tub, creating the perfect retreat at the end of the day. The heart of the home is the beautiful kitchen, while updated flooring and fresh paint throughout the home were completed just two years ago, giving the interior a modern and refreshed feel. Additional features include central air conditioning, convenient main-floor laundry, and plenty of space for everyday living and entertaining. Step outside to enjoy the private, tree-lined backyard, offering a peaceful setting for family gatherings, outdoor relaxation, and play. Located in a desirable neighbourhood, this move-in-ready home has so much to offer.