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## 44 Fairmont Park Landing S Lethbridge, Alberta

MLS # A2321035



# \$629,900

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,398 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscap		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 4 bar stools (as is)

Here is an opportunity to live in one of the Lethbridge's most sought after south side locations. This Bungalow is fully developed and in a family friendly cul de sac in Fairmont. This was one of the last homes built in this location and designed with architectural building features required in The Estate Lot category , such as shake roof, aggregate concrete driveway, and acrylic stucco exterior . . A fun fact is you can see a peek of Fairmont Lake from the front steps! . It is steps from the pathway to the green space and park so an ideal location for walking and connecting within the neighbourhood. You will love the well planned kitchen complete with convenient walk in pantry, including eating area that will accommodate a huge dining table so large dinners are no problem!! . The living room is open to the kitchen and can you picture Christmas stockings hanging from the mantel above the beautiful fireplace. This Bungalow features main floor laundry & mudroom combination with entry to the oversized garage! The primary bedroom easily fits a large bedroom suite, a great walk in closet and updated en suite bathroom complete with heated floors. . Just off the front foyer is the second main floor bedroom that also makes a perfect office or separate TV room and overlooks the front, nicely landscaped yard . There are 3 more bedrooms located downstairs, ideal for the kids , grand kids or guests. . The family room is ideal for movie watching and the second fireplace adds warmth and cosiness. There is an additional games room that has many uses. This seller had a kiln for pottery and a mini stained glass workshop area. This space makes a great exercise and gym set up, dance practise studio, a quilting space with great light from the many basement windows, or a place for the ping pong or pool table to be set up. It also has a sink for easy cleanup and a bar

could be added for entertaining. A fun feature is the red telephone booth, converted into a wine room. There is a landline hookup for your own private phone booth!! And the feature that is really hard to find is an oversized, heated garage with 13 feet high ceilings, that may accommodate a car lift if required, and a 9 x 26 foot mezzanine (used as a wood working shop by this owner) or extra storage for the car tires & parts! This is truly an outstanding home with some personality, and includes some awesome neighbours nearby too!! If finding a Bungalow in an area with so many amenities close by is important for your next home,, then perhaps this will get your attention!!