

**47 Fairmont Road S  
Lethbridge, Alberta**

**MLS # A2321514**



**\$650,000**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,511 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage, Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Private, Treed, Underg		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Pantry, Skylight(s), Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** Fridge (main floor), Fridge (basement), stove, dishwasher, washer, dryer, garage door opener and remote(s), shed, underground sprinklers, hot tub, heater in garage, white cabinet in garage, blinds and curtain rods (does not include curtains)

Space, comfort, and an incredible backyard come together in this exceptional family home located on a quiet cul-de-sac in the highly sought-after Fairmont neighbourhood! Designed with family living in mind, the massive fully fenced backyard offers endless possibilities. Enjoy summer evenings on the two-tiered deck, relax in the hot tub, or take advantage of the abundant green space with plenty of room for a playset, trampoline, pets, and outdoor entertaining. Mature trees provide privacy and beauty, while underground sprinklers help keep the yard looking its best. A large garden shed adds even more functionality to this impressive outdoor space. Inside, you'll appreciate the warmth and quality of hardwood flooring, real wood cabinetry, and granite countertops throughout the kitchen and bathrooms. Fresh paint and updated light fixtures give the home a bright, modern feel, while the thoughtful floor plan provides plenty of room for the entire family. The main floor laundry room offers exceptional convenience along with ample storage space. Upstairs, the spacious primary suite is a true retreat, featuring a walk-in closet and a luxurious ensuite complete with a jetted tub, walk-in shower, and generous vanity space. Two additional bedrooms complete the upper level. The fully finished basement expands your living space even further with in-floor heat, a huge fourth bedroom, a spacious family room, and a wet bar that makes entertaining easy and enjoyable. Additional highlights include a heated double attached garage, central air conditioning, a newer on-demand hot water system, and numerous updates throughout the home. Properties like this don't come along often!! If you've been searching for the perfect family home in Fairmont with an incredible yard and outstanding features inside and out, this is the one. Call your REALTOR® today to book your private showing before it's gone!