



Anne French  
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## 4319 Fairmont Gate S Lethbridge, Alberta

MLS # A2323109



# \$450,000

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,243 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** See appliances...plus all tv mounts(no TV's)

Fantastically maintained semi-detached 2 storey home in South Lethbridge close to Plaxton Elementary School, park, playground, and so many big box stores, including Canadian Tire, Costco, Safeway, Walmart, Home Depot, Best Buy, etc.. Home is also close to medical services, restaurants, and other amenities. This really is the ultimate south side location in Lethbridge for convenience! Such a nice home too! Main floor has open plan with laminate floors and 9 foot ceilings. Kitchen has quartz counters and stainless steel appliances. Island has an undermount sink. Main floor also has a 2 piece bathroom and an entrance to the backyard. Upper level has 3 bedrooms, including primary with walk-in closet and ensuite bathroom with double sinks and tub/shower combo. There is also another full bathroom with tub/shower combo, and a laundry closet with full size stacked washer/dryer. Basement is developed with family room(case around electrical panel will be built and painted), a full bathroom(in the process of being completed), a 4th bedroom, and the furnace/utility room. Home has convenience of central a/c. Yard is fenced and landscaped with a patio. Double detached 22x20 garage backs the alley for your vehicles. Move in and enjoy!