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Your REALTOR®
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94 Fairmont Garden Road S
Lethbridge, Alberta

MLS # A2337246



$529,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,285 sq.ft.	**Age:**	1999 (27 yrs old)
Beds:	3	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, No Back Lane, See Remarks, Treed, Un		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-CM
Foundation:	See Remarks	**Utilities:**	-
Features:	See Remarks		

Inclusions: Fridge (with icemaker and water line), Stove, Dishwasher, OTP Mircrowave Hoodfan, 4 Wood Bar Stools, Washer, Dryer, A/C, Window Coverings, Built in Vacuum and Attachments, Underground Sprinklers (front only), Garage Opener and Remote, Gargage Shelving Units, Plastic Garden Box, Black Compost Bin

Walk Out Bungalow with Main Floor Laundry! Just a few steps down the street from Fairmont Garden Park and a couple of blocks from Fairmont Park Lake. Fully finished bungalow style home that was originally built with quality and still is in excellent condition. Featuring a spacious and wide main entranceway, open and vaulted layout, cozy gas fireplace AND gas stove, wonderful vertical garage storage (11'9" ceiling height), dual walk out level exits, ample rec/family room down, and a nifty guest bedroom/ensuite design in lower level too. The back yard is shrouded in trees and shrubbery, and there is a tasty raspberry patch on the East side of the home. Vinyl plank flooring was done in 2021 along with several other updated items over the years as well including HW tank, light fixtures, front door, stove, dishwasher, OTR microwave/hoodfan, and more. A cinder block fence out back, natural gas stem for deck, and man door in gargage are additional "extras". This is one of those rare, affordable, south side bungalows that are always hard to find...buy you just found one!

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