

**258 Fairmont Garden Road S
Lethbridge, Alberta**

MLS # A2206729



\$499,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,269 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: fridge, stove top, wall oven, dishwasher, washer, dryer, window coverings, light fixtures, central vac (no attachments)

Great home in a great neighborhood! This 1269 square foot bungalow features 3 bedrooms, 2.5 baths including master suite with 4 piece ensuite with walk-in tub and separate shower, large front living room, spacious kitchen with island and corner pantry, family room with gas fireplace, main floor laundry, attached double garage, and plenty of storage. The home is situated on a large corner lot, fully fenced and landscaped with underground sprinklers, garden area for the green thumb in the family and storage shed. Plenty of room to entertain family and friends.