



**6 Fairmont Cove S  
Lethbridge, Alberta**

**MLS # A2323468**



**\$569,000**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,898 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home		

**Inclusions:** Fridge, Stove, Hood Fan, Dishwasher, A/C Unit, All window coverings (as is), Central Vacuum and attachments, Garage Door Opener + remote, Washer, Dryer, Microwave

This beautifully maintained one owner Jayman home, features five bedrooms, three and half bathrooms, three separate living room areas, and many recent updates which will appeal to the discerning buyer. Conveniently located in the heart of the Fairmont sub division, close to schools, churches, shopping and parks, this is a golden opportunity for a family to take root and experience the joy of fine home ownership. Bright, spacious and open, possibilities abound within this lovely home and outside with the huge backyard. Updates include a new roof in 2015, and a four and a half year old hot water tank. School buses run right around the corner on Fairmont Blvd. Imagine savoring a quiet lifestyle in the quaint cul-de-sac of Fairmont Cove and call your REALTOR&reg; today for a look! You will not be disappointed.