



GRASSROOTS
REALTY GROUP

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

MLS # A2334748



\$562,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,304 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CM
Utilities:	-

Inclusions: N/A

Welcome to Fairmont Garden Road. This 1300 sq ft full walk-out bungalow is located in a quiet cut-de-sac and has a very open floor plan with vaulted ceilings. The home features 3 good sized bedrooms and 3 full baths. The walk out basement is fully developed and has large windows in the family room and games room which allows in lots of natural light. Stay warm in the winter with the cozy gas fireplace and cool in the summer with central air conditioning. Mature landscaping makes for lots of privacy in the backyard for bbq's and family get togethers.. Also close to all amenities. Don't miss out on this opportunity to own a great home!