

## 102 Fairmont Cove S Lethbridge, Alberta

MLS # A2211982



# \$799,900

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,000 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<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>	Bar, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Shed, Garage door openers and controls, Fence irrigation system. All items are "As Is Where Is" as the attorneys have never lived in the home and have no knowledge of their condition.

Welcome to 102 Fairmont Cove S. This ONE OWNER, EXECUTIVE WALKOUT BUNGALOW is located in a quiet South Side Cul-De-Sac with STUNNING LAKESIDE VIEWS (Perhaps The Very Best In Lethbridge). These stunning views await you every time you look out the window and/or enjoy the Large Beautifully Landscaped Yard. This incredible home boasts an OVERSIZED TRIPLE/QUAD CAR GARAGE (over 950 SqFt), 5 bedrooms (3 up and 2 down), 2 - 4 piece baths up and a 3 piece bath down, main floor laundry, sunroom (not included in the square footage) a nice living room with vaulted ceilings and so much more. You'll love the walk-out basement, with an enormous family room with wet bar, 2 more large bedrooms, a woodworking shop and a utility room with 2 furnaces, and of course central A/C. The yard is large with fruit trees, garden, covered patio, and so much more. City assessed for 2025 at \$889,000. This home is in original condition and awaits your updates. Call your favorite Realtor®, come on by, and make an offer. This amazing home could be yours!