

\$425,000 - 23, 100 Fairmont Boulevard S, Lethbridge

MLS® #A2080176

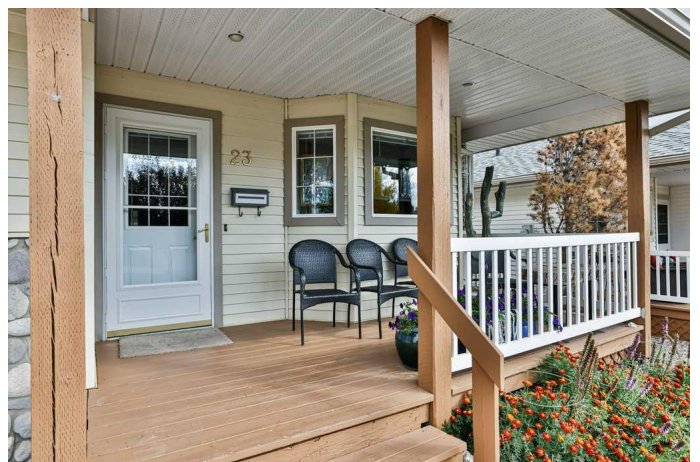
\$425,000

3 Bedroom, 3.00 Bathroom, 1,032 sqft

Residential on 0.07 Acres

Fairmont, Lethbridge, Alberta

CHARMING BUNGALOW CONDOMINIUM BACKING FAIRMONT PARK WITH A VIEW OF THE LAKE! This Village Green end unit has just been extensively updated with over \$60,000 in renovations and looks great. This home also boasts a fabulous open layout with plenty of natural light flowing in. The kitchen has new cabinets featuring the latest ergonomic design for easy reach and a Ge Dual fuel Gas top Electric oven, a LG French door fridge freezer, and a Kitchenaid dishwasher. The main floor offers two bedrooms, or if you wish, a primary suite and office. The primary suite has a nice view of the park and features a full ensuite with a walk-in closet. The living room is nice and cosy with easy access to the rear deck. A Main floor laundry has recently been added to the renovated bathroom. Downstairs is equally spacious with a family room, full bath and third bedroom. The laundry/mechanical/storage area is huge. Here you can store your seasonal items, extra furniture, or set up a space for your exercise equipment. Enjoy the morning sun on your east facing deck (perfect for those windy days) and looks onto Fairmont Park and the lake. The spacious front covered porch is also a delight. No matter what time of day you can sit outside and enjoy the fresh air. The single attached garage is such a benefit too. If you have guests - no problem- there are two parking areas with numerous stalls close to this condo. There is even a clubhouse if you need more room for family get-togethers!



Other updates include; new toto toilets, new furnace, central A/C, new flooring, new washer and dryer, paint, new lights and ceiling fans. So, if you're looking for a beautiful home close to shopping, restaurants, churches, doctors offices that's completely finished with extensive updates and a great view, well congratulations, you just found it.

Built in 1996

Essential Information

MLS® #	A2080176
Price	\$425,000
Sold Price	\$430,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,032
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	23, 100 Fairmont Boulevard S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7H9

Amenities

Amenities	Clubhouse, Parking, Party Room, Recreation Room, Snow Removal
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Front Yard, Lawn, Gentle Sloping, Landscaped, Street Lighting, Underground Sprinklers, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2023
Date Sold	October 26th, 2023
Days on Market	42
Zoning	R-CM
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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