

# **\$849,900 - 41 Fairmont Terrace S, Lethbridge**

MLS® #A2207643

**\$849,900**

3 Bedroom, 3.00 Bathroom, 1,591 sqft  
Residential on 0.18 Acres

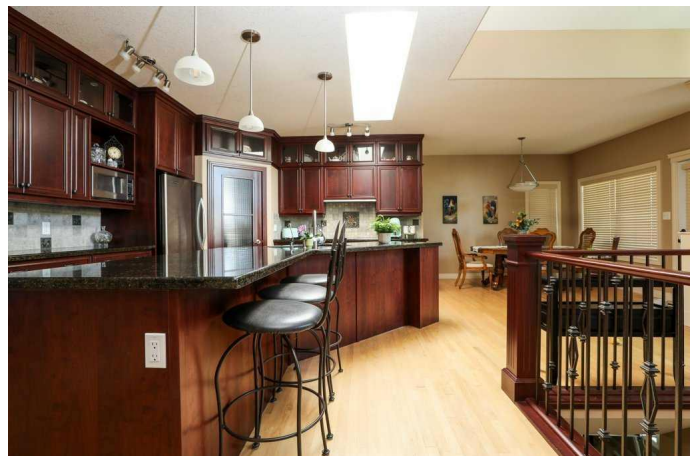
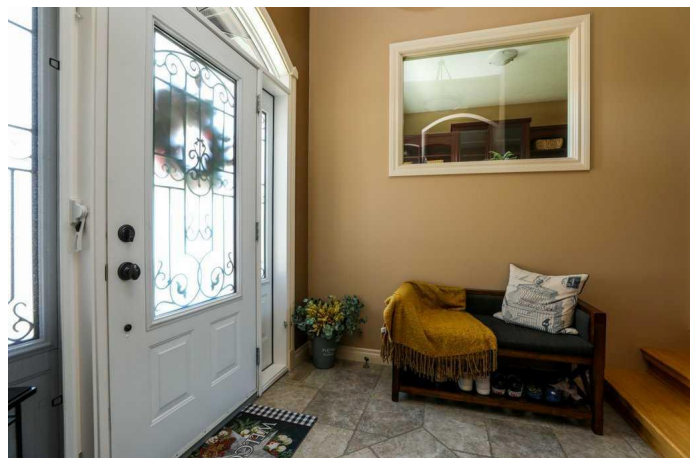
Fairmont, Lethbridge, Alberta

Welcome to this stunning executive-level bungalow in the desirable Fairmont neighborhood of Lethbridge! With over 3,100 sq ft of developed space, this beautifully maintained home offers a perfect blend of luxury, function, and location.

The open-concept main floor features a chef-inspired kitchen with two built-in ovens, cooktop, microwave, fridge, garburator, and an oversized island. A skylight brightens the space, flowing into a dining area and living room with vaulted ceilings and a cozy gas fireplace. Youâ€™ll also find a dedicated office, 2-pc guest bath, and convenient main floor laundry. The spacious primary suite includes a walk-in closet with built-ins and a private ensuite.

Downstairs offers a walk-out basement, bright and inviting with a family room, wet bar, gas fireplace, two bedrooms, and a full 4-pc bath. Step outside to a beautifully landscaped yard and enjoy the seasons from your wrap-around deck, complete with a Suncoast power sun/windscreen and partial lake views.

Additional highlights include a heated double attached garage, A/C, backup generator, water softener, and reverse osmosis system. All located near The Lethbridge College, Costco, schools, and amenitiesâ€”in a quiet cul-de-sac surrounded by million-dollar homes.



This is the perfect blend of comfort, convenience, and upscale living. Donâ€™t miss your chance to call it home!

Built in 2005

**Essential Information**

MLS® #	A2207643
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,591
Acres	0.18
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	41 Fairmont Terrace S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1k7W8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Skylight(s), Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Garage Control(s), Garburator, Microwave,

	Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Underground Sprinklers
Roof	Tile
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	80
Zoning	R-L

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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