

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

MLS® #A2207643

\$849,900

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

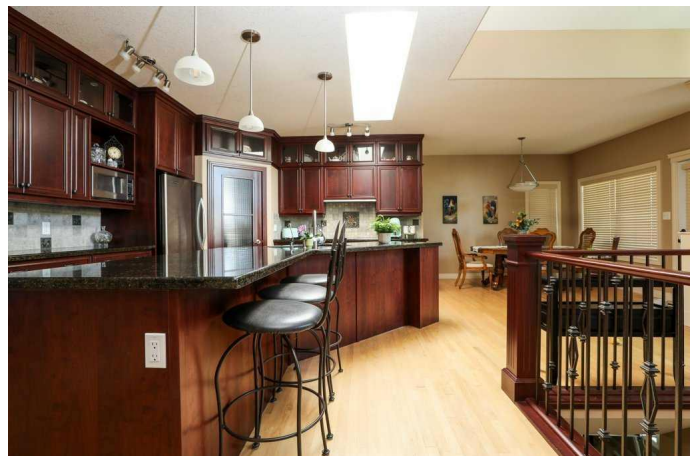
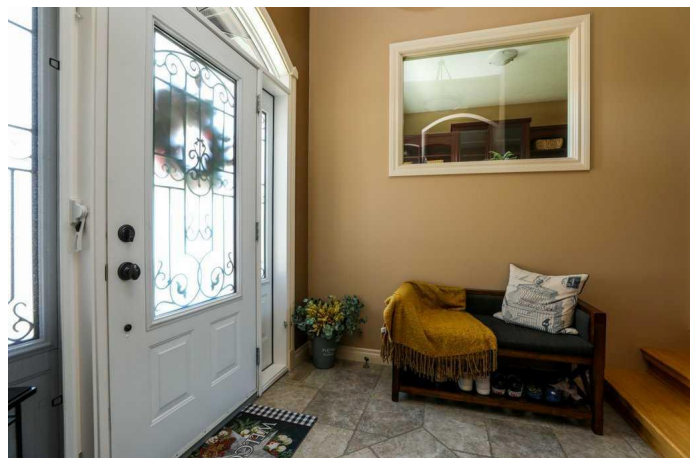
Fairmont, Lethbridge, Alberta

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, Walk-In Closet(s), Wet Bar, Tray Ceiling(s) |
| 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 | 42 |
| Zoning | R-L |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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