

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

MLS® #A2207643

**\$849,900**

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

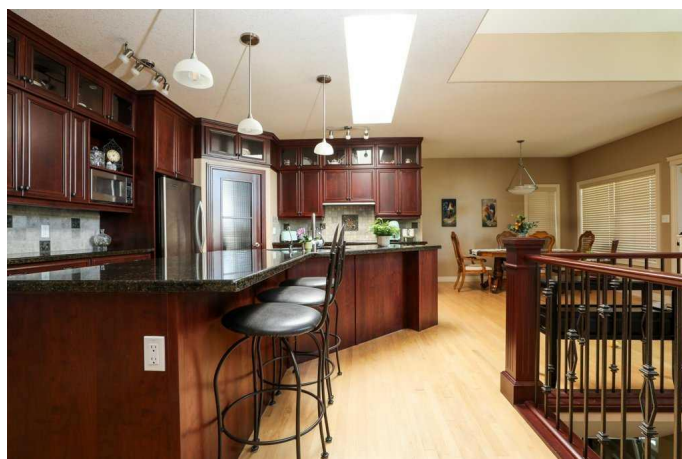
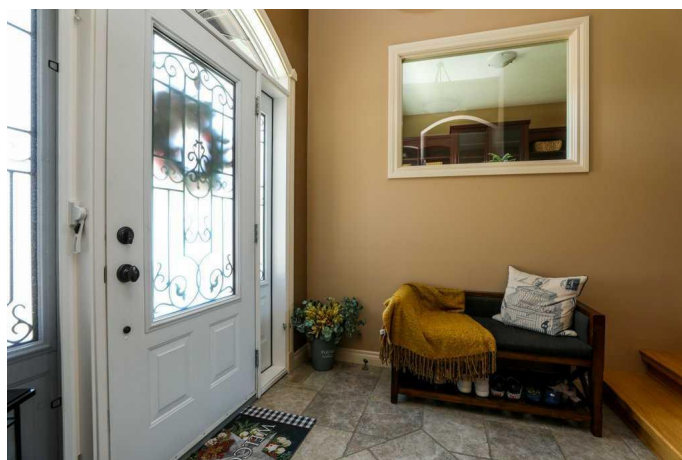
Fairmont, Lethbridge, Alberta

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	96
Zoning	R-L

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.