

# \$849,900 - 102 Fairmont Cove S, Lethbridge

MLS® #A2211982

**\$849,900**

5 Bedroom, 3.00 Bathroom, 2,000 sqft  
Residential on 0.27 Acres

Fairmont, Lethbridge, Alberta

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!

Built in 2006

## Essential Information

MLS® #	A2211982
Price	\$849,900
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	2,000
Acres	0.27
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	102 Fairmont Cove S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7M6

### **Amenities**

Parking Spaces	7
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	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
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Garden, Misting System
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond,

Cul-De-Sac, Garden, Gentle Sloping, Irregular Lot, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Private, See Remarks, Sloped, Street Lighting, Lake

Roof	Cedar Shake
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 20th, 2025
Days on Market	77
Zoning	R-L

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.