

# **\$459,900 - 222 Fairmont Garden Road S, Lethbridge**

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MLS® #A2222607

**\$459,900**

4 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.08 Acres

Fairmont, Lethbridge, Alberta

Welcome to this beautifully maintained bi-level home located in one of Lethbridge's most sought-after Prestigious community Fairmont. Offering a perfect blend of comfort and functionality, this home features 4 bedrooms, 3 Baths and offers a well-developed basement with basement entry to the attached garage and a thoughtfully designed layout ideal for families or first-time buyers.

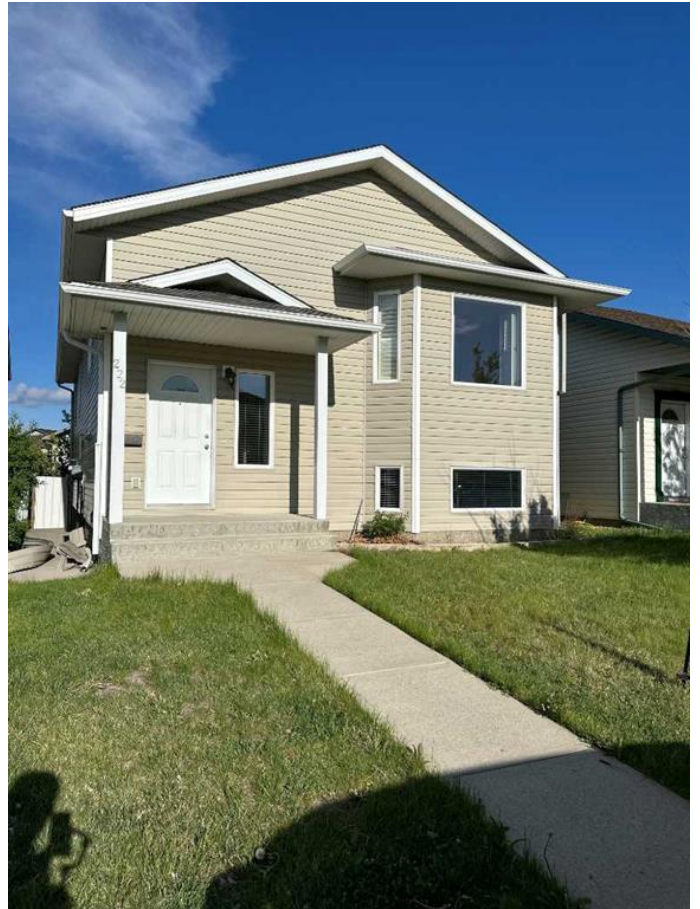
Upstairs, you'll find a bright and airy layout enhanced by vaulted ceilings, creating a sense of openness throughout the main living room area, kitchen with plenty of cabinet space, and a dining area that opens to a private balcony perfect for morning coffee or summer BBQs. The upper level also includes two generous bedrooms and two full bathrooms.

Downstairs, the lower level boasts a cozy family room, two bedrooms, a third full bathroom, and a large laundry/utility area. With plenty of storage, this home is move-in ready. Outside, enjoy your own private backyard oasis – perfect for relaxing, gardening. A single attached garage completes the package.

Situated near parks, schools, and shopping, this property offers the convenience of city living with the quiet comfort of a residential neighborhood.

Built in 2000

## **Essential Information**



MLS® #	A2222607
Price	\$459,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,170
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	222 Fairmont Garden Road S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7L9

### Amenities

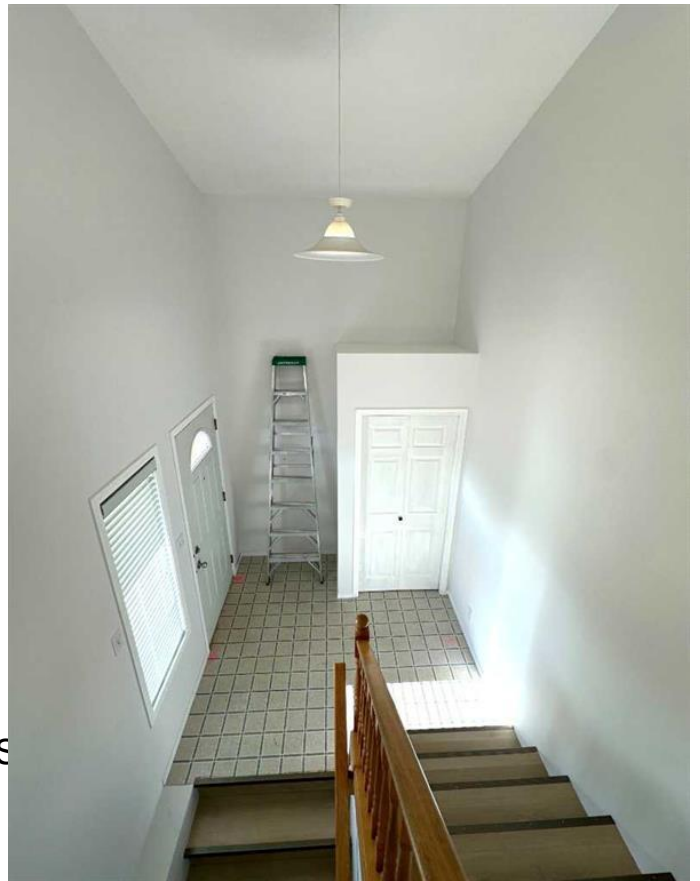
Parking Spaces	2
Parking	Parking Pad, Single Garage /
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling
Appliances	Dishwasher, Electric Stove, F
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Other
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding



Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 21st, 2025  
Days on Market                42  
Zoning                             R-CM

**Listing Details**

Listing Office                   Lethbridge Real Estate.com

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