

# \$489,900 - 2, 181 Fairmont Boulevard S, Lethbridge

MLS® #A2240797

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,125 sqft

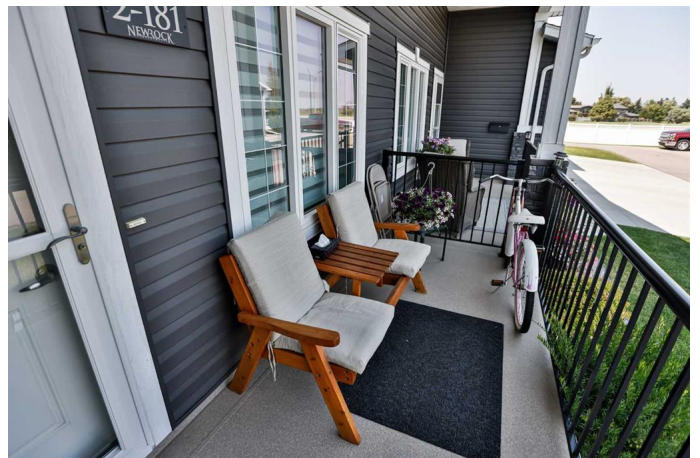
Residential on 0.44 Acres

Fairmont, Lethbridge, Alberta

Welcome to this pristine bungalow villa in desirable Fairmontâ€”offering over 1,000 sq ft of stylish main floor living plus a fully finished basement. With 3 bedrooms and 3 full bathrooms, this home has been exceptionally well maintained and is truly move-in ready. The open-concept layout features luxury vinyl plank flooring, quartz countertops, stainless steel appliances, soft-close kitchen drawers, and a convenient main floor laundry room just off the double attached heated garage.

The primary bedroom includes a walk-in closet and a spacious 4-piece ensuite, while the second bedroom and full bathroom give guests or family their own space. Downstairs, the basement development provides a third bedroom, full bathroom, and large living areaâ€”offering flexible space for hobbies, guests, or entertaining.

Enjoy outdoor living with both a covered front porch and a screened rear deckâ€”perfect for Lethbridge summers. Central air, underground sprinklers, and a quiet villa-style setting close to shopping, parks, and other amenities round out the features. This is easy, low-maintenance living with comfort and quality throughout. Take a look today!



Built in 2015

## Essential Information

MLS® #	A2240797
Price	\$489,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,125
Acres	0.44
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	2, 181 Fairmont Boulevard S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7E8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
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Lot Description	Landscaped, Standard Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	1
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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