

# \$824,900 - 41 Fairmont Terrace S, Lethbridge

MLS® #A2243326

## \$824,900

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

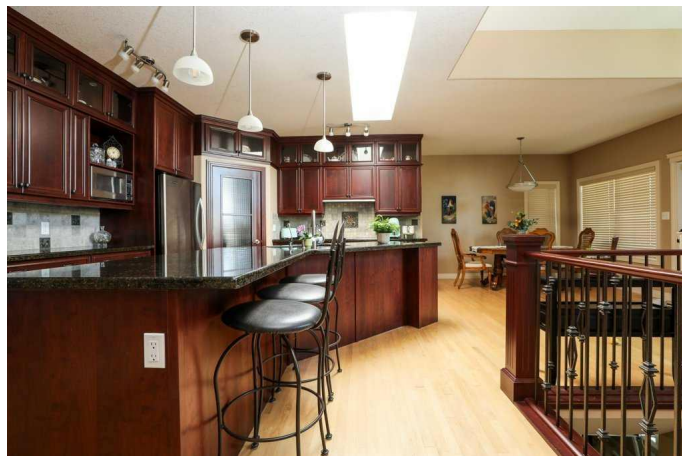
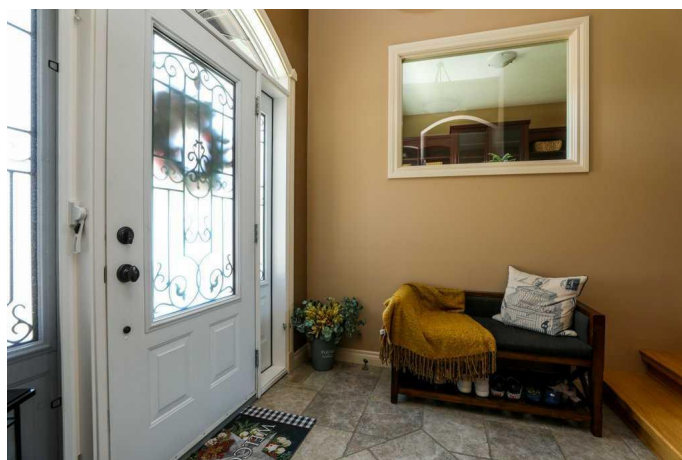
Fairmont, Lethbridge, Alberta

Welcome to this beautifully maintained executive walk-out bungalow in a quiet Fairmont cul-de-sac! With over 3,100 sq ft of developed space, this home offers true main floor livingâ€”featuring a spacious primary suite, laundry room, and a dedicated office all on the main level. The chefâ€™s kitchen includes double wall ovens, cooktop, oversized island, skylight, and flows into a vaulted living room with gas fireplace. Downstairs you'll find a bright walk-out basement with family room, wet bar, gas fireplace, two bedrooms, and a full bath. Enjoy the wrap-around deck with Suncoast wind/sunscreen and partial lake views. Heated garage, A/C, generator, RO, and softenerâ€”close to Costco, college, parks, and more!

Built in 2005

### Essential Information

MLS® #	A2243326
Price	\$824,900
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), Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Garburator
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	July 25th, 2025
Days on Market	1
Zoning	R-L

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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