

\$369,900 - 131 Fairmont Point S, Lethbridge

MLS® #A2092791

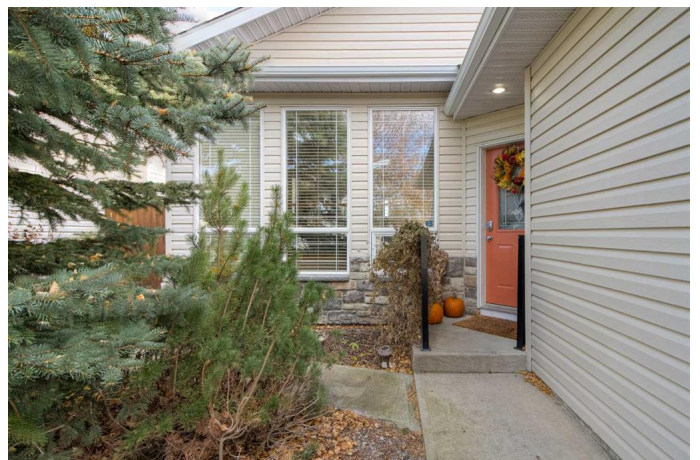
\$369,900

2 Bedroom, 2.00 Bathroom, 1,134 sqft

Residential on 0.10 Acres

Fairmont, Lethbridge, Alberta

This cute as a button home is located in the sought after neighborhood of Fairmont Estates and is surrounded by some of the southside's finest upscale homes. The proximity to the walking paths to Fairmont Lake is a great feature and the new schools in Southbrook are very close by.. The convenience of shopping plazas all around Fairmont, including Costco should check a lot of one's locational wishes. The foyer is inviting with spacious front closet and tiled flooring, and the kitchen features granite countertops, vaulted ceilings, and skylight for natural light. There is a pantry by the back door and the door leads to the 11 x 14 rear deck. The kitchen and living room feature beautiful hardwood floors!. The primary bedroom has a walk in closet, a 3 piece ensuite with laundry set up that has proven to be most convenient! . The second bedroom is a decent size and there is another 4 piece main bathroom complete with granite countertops. The basement has a family room with gas fireplace and the other half of the basement is 65% completed with a gym & exercise area, hobby room and a roughed in bathroom. The basement has a great start for two more bedrooms and the rough in is there for the 3rd bathroom in the house. There is storage in the utility room and the second laundry room in the basement can be utilized too. This home features A/C. underground sprinklers, a nicely landscaped yard with mature trees and the pergola creates wonderful outdoor space for hanging out. The



double garage is insulated and drywalled . I have posted this as a bi level but it might be considered a modified bungalow!!

Built in 2003

Essential Information

MLS® #	A2092791
Price	\$369,900
Sold Price	\$374,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,134
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	131 Fairmont Point S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7W8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached, Off Street

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings

Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Landscaped, Level, Street Lighting, Underground Sprinklers, Yard Drainage, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2023
Date Sold	November 20th, 2023
Days on Market	9
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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