

\$414,900 - 394 Fairmont Boulevard S, Lethbridge

MLS® #A2094415

\$414,900

4 Bedroom, 3.00 Bathroom, 1,174 sqft

Residential on 0.11 Acres

Fairmont, Lethbridge, Alberta

You will love greeting your guests in the spacious front foyer, leading up to the bright living room with vaulted ceilings and newer flooring. The kitchen is centrally located and enjoys a nice island, corner pantry, large eating area, and patio doors to the deck and rear yard. The master features a 3 piece ensuite and extra large walk in closet. The main floor is complete with a second bedroom/office and full 4 piece bath. Downstairs is a huge family/games room with attractive corner fireplace and big windows. There are 2 more comfortable bedrooms, another full bathroom, laundry, and storage downstairs. The rear yard is fenced and landscaped and comes with a handy storage shed. Add an attached double garage and you have a complete turnkey property anyone would be proud to call home.

Built in 1997

Essential Information

MLS® #	A2094415
Price	\$414,900
Sold Price	\$400,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,174
Acres	0.11



Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	394 Fairmont Boulevard S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7J4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Vaulted Ceiling(s), Walk-In Closet(s)			
Appliances	Dishwasher,	Electric Stove,	Garage Control(s),	Refrigerator,
	Washer/Dryer, Window Coverings			
Heating	Forced Air, Natural Gas			
Cooling	Central Air			
Fireplace	Yes			
# of Fireplaces	1			
Fireplaces	Family Room, Gas			
Has Basement	Yes			
Basement	Finished, Full			

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 23rd, 2023
-------------	---------------------

Date Sold	January 21st, 2024
Days on Market	59
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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