

\$359,900 - 154 Fairmont Boulevard S, Lethbridge

MLS® #A2097207

\$359,900

3 Bedroom, 2.00 Bathroom, 921 sqft
Residential on 0.11 Acres

Fairmont, Lethbridge, Alberta

Introducing this fantastic listing in highly desirable Fairmont in South Side Lethbridge. This home offers both convenience and function! This fully developed four-level split home is situated close to amenities like Safeway, Canadian Tire and Costco, ensuring easy access to everyday needs.

The first level has a living room with window looking onto the front yard with mature tree. The kitchen and dining space features maple cabinets, a corner pantry, white appliances, and vaulted ceilings that make everything feel grand and open. As you head to the upper floor there are 2 bedrooms. The primary has a huge walk in closet! Also on this floor is a full bath with a 5â€™™ tub/shower. There is also air conditioning in this home for our warm summers. When you head down to the third level with a great living room, you first notice the massive window sprawling across the rear of the house letting in the best natural light, and a door to the backyard oasis. The third bedroom and full second bath are here as well. The bathroom has a 5â€™™ jetted tub with tile shower surround and even granite on the vanity too! Laundry completes this home on the 4th level. Step into the beautiful backyard, complete with a concrete patio and a Pergola that stretches the entire rear of the house, providing a relaxing and inviting outdoor space. The single-car garage features a gas heater which youâ€™™ll love this winter! You really are just a few minutes from all amenities, schools, parks, walking paths,



pharmacies, churches, and so much more.
Don't miss out on this great family home.
Contact your Realtor today to schedule a
viewing and experience the charm and comfort
this property has to offer!

Built in 2002

Essential Information

MLS® #	A2097207
Price	\$359,900
Sold Price	\$359,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	921
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	154 Fairmont Boulevard S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7R5

Amenities

Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer,

	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 11th, 2023
Date Sold	December 30th, 2023
Days on Market	19
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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