

\$449,900 - 3, 185 Fairmont Boulevard S, Lethbridge

MLS® #A2128408

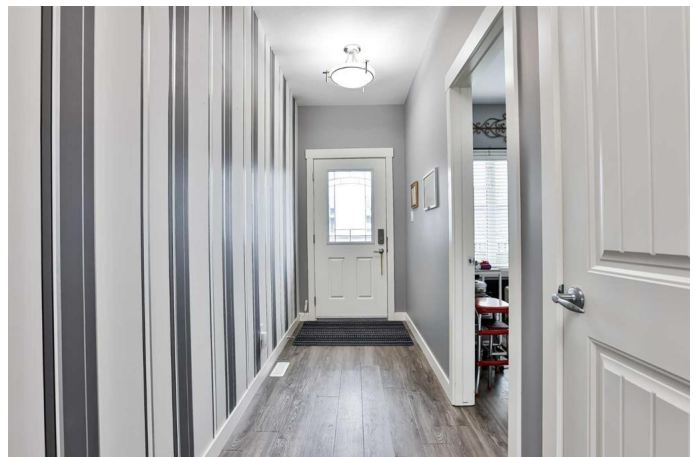
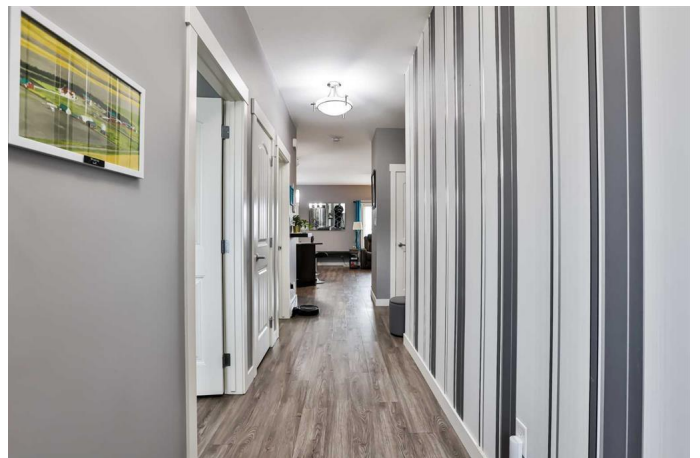
\$449,900

3 Bedroom, 3.00 Bathroom, 1,120 sqft

Residential on 0.00 Acres

Fairmont, Lethbridge, Alberta

This is an exciting opportunity to enjoy an amazing 40+ adult living in Fairmont Landing villas located close to parks, shopping, restaurants, and banking. From the moment you arrive, there is a lovely front patio for you to sit and enjoy the sunsets. Once inside you will appreciate the bright, open living plan, with a huge window in the main living room overlooking the backyard with no neighbors behind. The kitchen is another great space that features granite countertops, pantry, ample dining space with direct access to the back covered patio and a large sit up island, lots of space to entertain for the holidays! An enclosed gazebo on the back deck is the perfect place to enjoy your morning coffee, no matter the weather or wind and offers privacy with no neighbors behind! The master bedroom features its own 4-piece en-suite and walk in closet. There is an additional bedroom located at the front of the home that would work well for company or could be used as an office if you choose. A laundry room and access to the double attached garage can also be found on the main floor. The basement is a great guest space, with a living room, another large bedroom, with walk in closet, a 4-piece bathroom, and a huge bonus room can be used for anything you like and a large storage area. This home has been lovingly maintained and shows so much pride of ownership—all that is left to do, is move in. The private condo association looks after the landscaping, snow maintenance, means you can enjoy your



space worry free and is included in what are some of the lowest condo fees in the city.

Built in 2015

Essential Information

MLS® #	A2128408
Price	\$449,900
Sold Price	\$442,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,120
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	3, 185 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

Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recreation Facilities, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Interior Lot, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	June 28th, 2024
Days on Market	56
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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