

\$459,900 - 39 Fairmont Court S, Lethbridge

MLS® #A2150731

\$459,900

4 Bedroom, 3.00 Bathroom, 1,309 sqft

Residential on 0.09 Acres

Fairmont, Lethbridge, Alberta

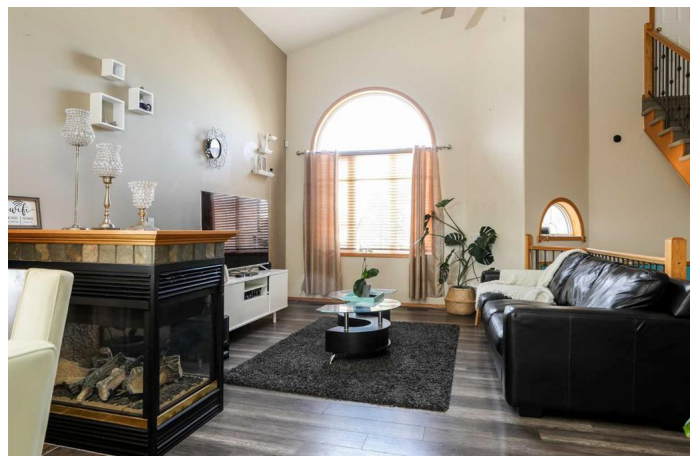
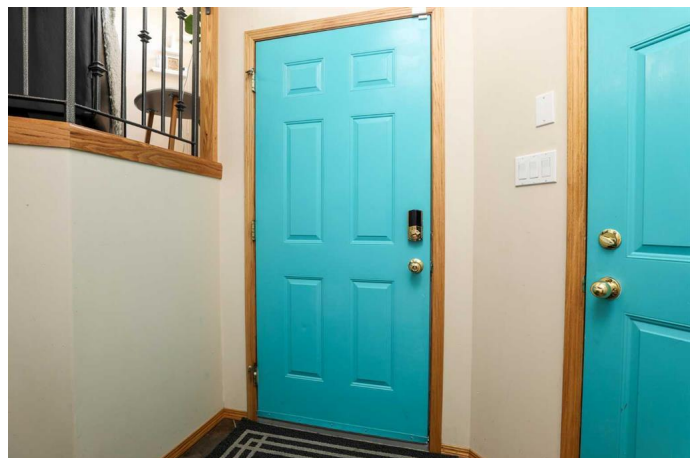
Welcome to your new-to-you home in the highly sought-after Fairmont neighborhood of Lethbridge! This stunning single-family detached home is perfect for families and professionals alike, offering a combination of modern living spaces and convenient access to essential amenities.

As you step inside, you'll be greeted by a great main floor concept featuring high ceilings and an open layout that seamlessly connects the living room, dining space, and kitchen. The kitchen is a chef's dream with a central island, perfect for meal prep and casual dining. Two versatile bedrooms on this level can serve as offices or flex spaces, complemented by a 4pc bathroom.

The primary suite is a private retreat, occupying its own level above the garage. This spacious sanctuary includes a 4pc ensuite, ample room for all your furniture, and an oversized closet, offering a peaceful escape from the rest of the house.

The lower level is an entertainment haven, boasting a fourth bedroom, a movie theater space with a wet bar, and a family or games room, plus another 3pc bathroom. This fully developed home provides 2,213 square feet of total living space, ensuring plenty of room for everyone.

Outside, the property is completely



landscaped, featuring a back deck ideal for BBQs and family gatherings. What truly sets this home apart is its location backing onto a greenspace, adding privacy and the feel of a large yard without the maintenance. The double attached heated garage adds convenience and comfort, especially during the winter months. Situated on a 3,749 square foot lot in a cul-de-sac, this home offers both privacy and a sense of community.

Living in Fairmont means being close to everything you need. The Lethbridge College, Costco, shopping centers, schools, restaurants, and walking paths are all just a short distance away. This move-in-ready home is perfect for those seeking a vibrant community with easy access to amenities.

Don't miss your chance to own this incredible property in one of Lethbridge's most desirable neighborhoods.

Built in 2003

Essential Information

MLS® #	A2150731
Price	\$459,900
Sold Price	\$435,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,309
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	39 Fairmont Court S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7R3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	October 11th, 2024
Days on Market	84
Zoning	R-SL
HOA Fees	0.00

Listing Details

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