

\$415,000 - 4311 Fairmont Gate S, Lethbridge

MLS® #A2179477

\$415,000

2 Bedroom, 3.00 Bathroom, 1,446 sqft

Residential on 0.08 Acres

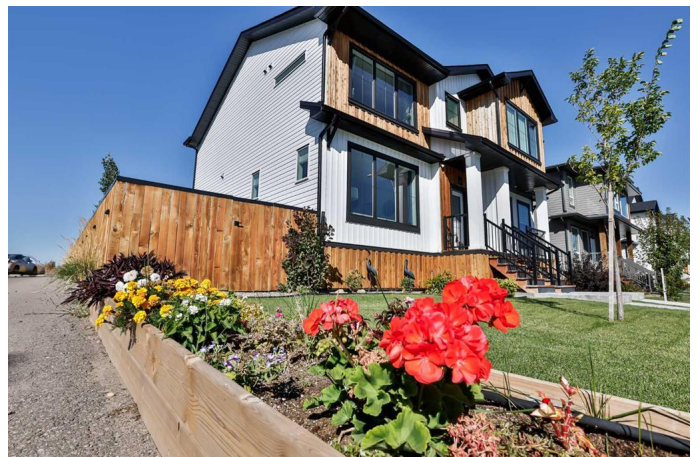
Fairmont, Lethbridge, Alberta

Discover the WOW Factor in This Stunning Home!

Prepare to be impressed by the numerous upgrades in this nearly new home, where modern elegance meets functional design. From the upgraded cabinetry and custom wine bar to the added square footage and enhanced kitchen island, every detail has been thoughtfully considered. The kitchen, with its extra space, is a chef's dream featuring an upgraded appliance package that includes a gas stove, a microwave built into the island, and a striking feature hood fan. A stylish sliding barn door adds a touch of charm while maximizing space.

Upstairs, you'll find not one but two primary bedrooms, each with its own ensuite, walk-in closet, and large windows that offer picturesque views of the surrounding greenspace leading to the lake and the nearby school. The spacious second-floor laundry area adds convenience to your daily routine.

Step outside to your backyard oasis, where a patio, pergola, hot tub area, and BBQ space create the perfect setting for outdoor relaxation and entertaining. The double detached garage with 70-amp service provides ample storage and workspace. Your underground sprinklers keep the lawn lush and green, while the drip system ensures your planters are always bright and colorful.



Located in the desirable Southbrook neighborhood, this home is just a short distance from a brand-new school, walking paths, parks, a pond, and amenities like Canadian Tire, Safeway, and cozy coffee shops. A wonderful home in a fantastic neighbourhood is waiting for youâ€”come see it today!

Built in 2021

Essential Information

MLS® #	A2179477
Price	\$415,000
Sold Price	\$415,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,446
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4311 Fairmont Gate S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8J3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Gas Range, Microwave, Range Hood
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2024
Date Sold	December 4th, 2024
Days on Market	16
Zoning	R-M
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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