

\$500,000 - 19 Fairmont Gate S, Lethbridge

MLS® #A2198033

\$500,000

3 Bedroom, 4.00 Bathroom, 1,354 sqft
Residential on 0.11 Acres

Fairmont, Lethbridge, Alberta

This stunning 2-storey, open-concept home is situated in the highly sought-after Fairmont community of Lethbridge. It offers 3 spacious bedrooms upstairs, including a large primary suite with a walk-in closet and a 4-piece ensuite bathroom. The home features 3.5 bathrooms and 1,746 square-feet of liveable space, ready for you to make your own!

The main floor boasts high ceilings and warm feelings throughout. The expansive living area is enhanced by a triple-sided natural gas fireplace, creating a cozy ambiance. The kitchen and dining area showcase beautiful hardwood floors, a breakfast bar and a pantry, providing ample storage space.

The fully finished basement offers a generous family room, an additional natural gas fireplace, a full bathroom, and a laundry area. Step outside to a large 2-tier deck in the backyard, complete with a natural gas outlet for your barbecue, making it perfect for outdoor entertaining.

Additional features include a double, heated, attached garage measuring 22x20, equipped with an overhead mezzanine for extra storage. The property also includes underground sprinklers and air conditioning for added comfort.

Located close to schools, shopping centers, and walking paths, this home offers both



convenience and luxury. Don't miss the opportunity to view this exceptional property. Contact your favorite REALTOR® to schedule a showing today.

Built in 2001

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2198033 |
| Price | \$500,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,354 |
| Acres | 0.11 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 19 Fairmont Gate S |
| Subdivision | Fairmont |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K 1M7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Garage Faces Front, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), |

| | |
|-----------------|---|
| | Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Other |
| Lot Description | Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Yard Drainage |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 69 |
| Zoning | R-L |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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