

# **\$849,900 - 41 Fairmont Terrace S, Lethbridge**

MLS® #A2207643

**\$849,900**

3 Bedroom, 3.00 Bathroom, 1,591 sqft  
Residential on 0.18 Acres

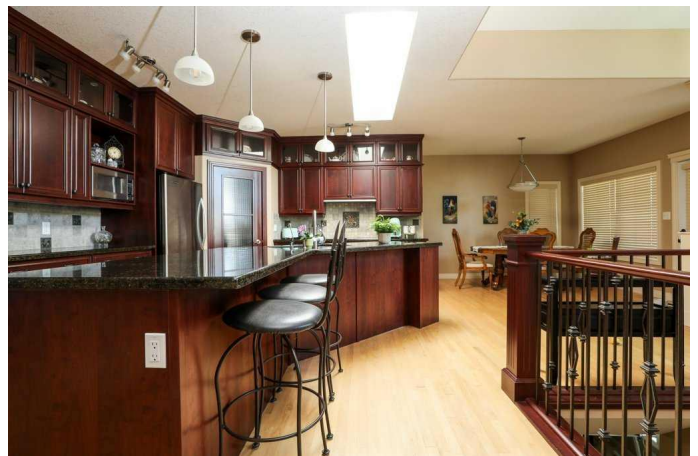
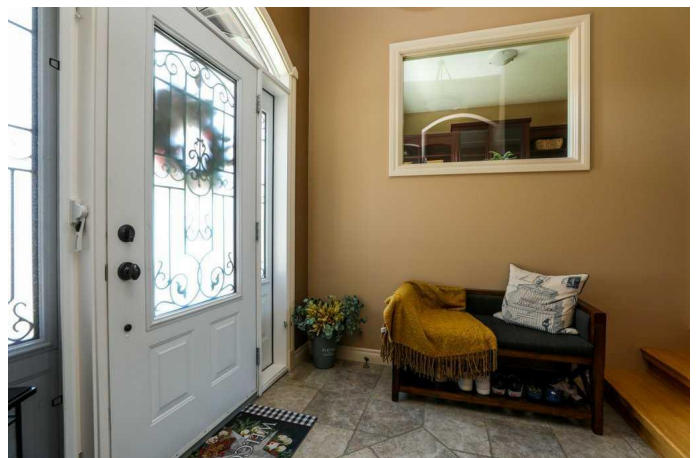
Fairmont, Lethbridge, Alberta

Welcome to this stunning executive-level bungalow in the desirable Fairmont neighborhood of Lethbridge! With over 3,100 sq ft of developed space, this beautifully maintained home offers a perfect blend of luxury, function, and location.

The open-concept main floor features a chef-inspired kitchen with two built-in ovens, cooktop, microwave, fridge, garburator, and an oversized island. A skylight brightens the space, flowing into a dining area and living room with vaulted ceilings and a cozy gas fireplace. Youâ€™ll also find a dedicated office, 2-pc guest bath, and convenient main floor laundry. The spacious primary suite includes a walk-in closet with built-ins and a private ensuite.

Downstairs offers a walk-out basement, bright and inviting with a family room, wet bar, gas fireplace, two bedrooms, and a full 4-pc bath. Step outside to a beautifully landscaped yard and enjoy the seasons from your wrap-around deck, complete with a Suncoast power sun/windscreen and partial lake views.

Additional highlights include a heated double attached garage, A/C, backup generator, water softener, and reverse osmosis system. All located near The Lethbridge College, Costco, schools, and amenitiesâ€”in a quiet cul-de-sac surrounded by million-dollar homes.



This is the perfect blend of comfort, convenience, and upscale living. Donâ€™t miss your chance to call it home!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207643    |
| Price          | \$849,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,591       |
| Acres          | 0.18        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 41 Fairmont Terrace S |
| Subdivision | Fairmont              |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1k7W8                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Skylight(s), Storage, Walk-In Closet(s), Wet Bar, Tray Ceiling(s) |
| Appliances        | Central Air Conditioner, Garage Control(s), Garburator, Microwave,                                                                                             |

|                 |                                                              |
|-----------------|--------------------------------------------------------------|
|                 | Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating         | Forced Air                                                   |
| Cooling         | Central Air                                                  |
| Fireplace       | Yes                                                          |
| # of Fireplaces | 2                                                            |
| Fireplaces      | Family Room, Gas, Living Room                                |
| Has Basement    | Yes                                                          |
| Basement        | Finished, Full                                               |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Storage                                                   |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Underground Sprinklers |
| Roof              | Tile                                                      |
| Construction      | Stone, Stucco, Wood Frame                                 |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 42              |
| Zoning         | R-L             |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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