



GRASSROOTS
REALTY GROUP

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**43 Fairmont Court S
Lethbridge, Alberta**

MLS # A2214602



\$530,000

Division:	Fairmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,568 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, No Neighbours Behind, Standard Shaped Lot, Und		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

This stunning 2-storey, open-concept home is situated in the highly sought-after Fairmont community in Lethbridge. It has 3 spacious bedrooms upstairs, with a large primary suite featuring a walk-in closet and a 4-piece ensuite bathroom with a jetted tub! The home has 3.5 bathrooms and is 1,568 square-feet. This beautifully maintained home offers the perfect blend of comfort, function, and location. Step into an open-concept main floor featuring a main floor office, a large island with breakfast bar, granite countertops, corner pantry, and a bright welcoming living space. Upstairs you'll find convenient second-floor laundry, a generous primary suite with a walk-in closet, and a 4-piece ensuite complete with a jetted tub. The fully developed basement adds even more flexibility with a cozy family/flex room, additional bedroom, and 3-piece bath—ideal for teens, guests, or your own private retreat. Out back, relax or entertain in your east-facing yard that backs onto a green strip! With a beautiful patio that is covered by a pergola. The yard is also complete with underground sprinklers and a custom garden box. Just a short walk to the new Dr. Robert Plaxton Elementary School, this home truly has it all. Contact your REALTOR® and come see why this might just be love at first sight!