



**GRASSROOTS**  
REALTY GROUP

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**234 Fairmont Boulevard S**  
**Lethbridge, Alberta**

**MLS # A2222626**



**\$449,999**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,098 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Level, Rectangular Lot, Street Lighting		

**Heating:** Central, Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bidet, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** N/A

Welcome to Fairmont, one of Lethbridge's most sought-after and family-friendly communities, where pride of ownership is evident throughout. This fully finished 4-bedroom, 3-bathroom home offers over 2,000 sq. ft. of thoughtfully designed living space, making it a perfect fit for growing families or anyone seeking comfort, style, and convenience. As you arrive, you'll immediately appreciate the home's elegant curb appeal, double attached garage, and spacious driveway. Step inside to an open-concept layout with upgraded finishes and a warm, welcoming atmosphere. The heart of the home is the enclosed covered deck, complete with a pergola and a designated BBQ area—a stunning outdoor space perfect for entertaining guests or enjoying family dinners. The main level boasts a spacious grand living room, ideal for both formal gatherings and cozy nights in. The kitchen features an abundance of cabinetry, stainless steel appliances including a gas stove, and a prep island—a dream for any home chef. A large, casual dining area adjacent to the kitchen offers direct access to the fully fenced backyard, making it easy to keep an eye on kids or pets playing outdoors. The primary bedroom retreat offers ample space for a king-sized bed and includes a walk-in closet with built-in shelving. A well-sized second bedroom and a full main bathroom complete the upper level, providing a functional and family-friendly layout. Downstairs, the fully finished lower level features a large bonus/family room with a cozy fireplace, perfect for movie nights or games. You'll also find two additional bedrooms, another full bathroom, and rough-ins for a chimney hood fan, wet bar, and 220V plug for a future kitchenette setup—ideal for multigenerational living or guests. The backyard oasis is perfect for those who love to relax or entertain outdoors.

The covered deck overlooks the lush, fenced yard, and a wooden shed under the deck offers additional storage. You'll enjoy peace and privacy while still being within minutes of all amenities. Nestled in a prime location, this home is close to top-rated schools, shopping, dining, parks, and walking paths. Just steps from Fairmont Park and its picturesque lake and trails, you'll love the balance of nature and city living. Easy access to Mayor Magrath Drive, Lethbridge Polytechnic, and major conveniences makes daily life simple and enjoyable. Don't miss the chance to own a move-in-ready family home in the vibrant and scenic community of Fairmont. Contact your favorite real estate agent today to schedule your private showing!