



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

41 Fairmont Terrace S
Lethbridge, Alberta

MLS # A2243326



\$824,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,591 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Skylight(s), Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Built in oven x2, underground sprinklers (front & back), cooktop, blinds, garage heater, power deck sun/wind screens (suncoast), Basement Fridge, Basement Microwave. Back up home generator

Welcome to this beautifully maintained executive walk-out bungalow in a quiet Fairmont cul-de-sac! With over 3,100 sq ft of developed space, this home offers true main floor living—featuring a spacious primary suite, laundry room, and a dedicated office all on the main level. The chef’s kitchen includes double wall ovens, cooktop, oversized island, skylight, and flows into a vaulted living room with gas fireplace. Downstairs you'll find a bright walk-out basement with family room, wet bar, gas fireplace, two bedrooms, and a full bath. Enjoy the wrap-around deck with Suncoast wind/sunscreen and partial lake views. Heated garage, A/C, generator, RO, and softener—close to Costco, college, parks, and more!