



GRASSROOTS
REALTY GROUP

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

**102 Fairmont Garden Road S
Lethbridge, Alberta**

MLS # A2250065



\$599,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Fairmont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,847 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private, Street Lighting | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stucco | Zoning: | R-CM |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Quartz Counters, Recessed Lighting, Tankless Hot Water | | |

Inclusions: Window coverings, Central A/C (not currently working, sold as is)

Welcome to your dream home in one of Lethbridge's most sought-after neighbourhoods! This beautifully renovated 2-storey offers 5 bedrooms, 3 upstairs and 2 in the fully finished basement, making it the perfect fit for a growing family. The huge primary bedroom is a true retreat, complete with an incredible 4-piece ensuite. At the heart of the home, the massive kitchen steals the show—featuring a stunning oversized island with quartz countertops, loads of cabinets, and plenty of storage for all your needs. Step outside and enjoy a fully landscaped yard with a huge dual-level deck, ideal for relaxing or entertaining. Inside, the basement is bright and spacious, while outside, the heated double garage adds comfort and convenience year-round. Located across the street from Fairmont Garden Park and playground, this home combines everyday functionality with modern style—all in a quiet, family-friendly community.