



**41 Fairmont Terrace S
Lethbridge, Alberta**

MLS # A2290460



\$824,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,591 sq.ft.	Age:	2005 (21 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:	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, Back up home generator

Welcome to this beautifully maintained executive walk-out bungalow, ideally situated in a quiet cul-de-sac in sought-after Fairmont. Offering over 3,100 sq ft of developed living space, this home is designed for true main-floor living. The spacious primary suite, private office, and laundry room are all conveniently located on the main level. The chef-inspired kitchen features double wall ovens, a cooktop, oversized island, skylight, and seamless flow into the vaulted living room with a cozy gas fireplace — perfect for both everyday living and entertaining. The bright walk-out basement adds exceptional space, complete with a large family room, wet bar, second gas fireplace, two additional bedrooms, and a full bathroom. A separate entry provides added flexibility and convenience. Step outside to the wrap-around deck featuring a Suncoast wind/sunscreen system and partial lake views — an ideal space to relax and unwind. Additional highlights include a heated garage, central A/C, cold storage, a generator, reverse osmosis system, and water softener. Located just minutes from Costco, Lethbridge Polytechnic, parks, walking paths, and countless amenities, this is executive bungalow living at its finest.