



**67 Fairmont Court S
Lethbridge, Alberta**

MLS # A2138710



\$829,900

Division:	Fairmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,181 sq.ft.	Age:	2002 (22 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Double Vanity, No Smoking Home, Pantry, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)		

Inclusions: rock fountain, raised garden beds, shelves in office and den

Stunning southside property with 6 bedrooms; ideal for a large family! Nestled in a cul-de-sac on a large pie-shaped lot and backing onto a city walkway, this home boasts a low-maintenance stone and hardie board siding exterior. The open-concept floor plan, with a large living room, dining room and customized kitchen is perfect for everyday living and entertaining guests. Also on the main floor, you'll find a dedicated office, a cozy second sitting area, a half-bath, and a dream laundry room with ample storage/cupboards and a convenient laundry chute from the second story. The four bedrooms on the upper floor include a luxurious primary suite and beautiful ensuite bathroom, featuring both a soaking tub and separate shower. A versatile bonus room gives you more flexibility for having a playroom, den, exercise studio, or TV area...you decide! The fully developed, spacious basement features another family room, two more bedrooms, a third full bath, and multiple storage areas. A lovely covered deck overlooks the beautifully landscaped and large backyard with its stunning outbuildings: a picturesque greenhouse and a handy storage shed with an attached covered patio and charming wood fireplace. This exceptional property blends comfort, space, and style, all in a prime location close to southside amenities and schools.