



**39 Fairmont Court S
Lethbridge, Alberta**

MLS # A2150731



\$519,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,309 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: Blinds, Garage Heater, underground sprinklers, tv wall mount in primary, Alarm System (Telus)

Welcome to your new-to-you home in the highly sought-after Fairmont neighborhood of Lethbridge! This stunning single-family detached home is perfect for families and professionals alike, offering a combination of modern living spaces and convenient access to essential amenities. As you step inside, you'll be greeted by a great main floor concept featuring high ceilings and an open layout that seamlessly connects the living room, dining space, and kitchen. The kitchen is a chef's dream with a central island, perfect for meal prep and casual dining. Two versatile bedrooms on this level can serve as offices or flex spaces, complemented by a 4pc bathroom. The primary suite is a private retreat, occupying its own level above the garage. This spacious sanctuary includes a 4pc ensuite, ample room for all your furniture, and an oversized closet, offering a peaceful escape from the rest of the house. The lower level is an entertainment haven, boasting a fourth bedroom, a movie theater space with a wet bar, and a family or games room, plus another 3pc bathroom. This fully developed home provides 2,213 square feet of total living space, ensuring plenty of room for everyone. Outside, the property is completely landscaped, featuring a back deck ideal for BBQs and family gatherings. What truly sets this home apart is its location backing onto a greenspace, adding privacy and the feel of a large yard without the maintenance. The double attached heated garage adds convenience and comfort, especially during the winter months. Situated on a 3,749 square foot lot in a cul-de-sac, this home offers both privacy and a sense of community. Living in Fairmont means being close to everything you need. The Lethbridge College, Costco, shopping centers, schools, restaurants, and walking paths are all just a short distance away. This move-in-ready home is perfect for those

seeking a vibrant community with easy access to amenities. Don't miss your chance to own this incredible property in one of Lethbridge's most desirable neighborhoods.