



**41 Fairmont Terrace S
Lethbridge, Alberta**

MLS # A2152986



\$849,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,591 sq.ft.	Age:	2005 (19 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:	Brick, Stucco	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 your dream home in the sought-after Fairmont neighborhood of Lethbridge! This stunning single-family detached bungalow, with a total developed space of 3126 sq ft, is perfect for families and professionals looking for a serene community close to all amenities. As you step inside, you'll be greeted by an open-concept main floor designed for modern living. The gourmet kitchen is a chef's delight, featuring two built-in ovens, a cooktop, microwave, garburator, fridge, and an oversized island perfect for meal prep and casual dining. A skylight in the kitchen ensures a bright and inviting atmosphere. The dining area seamlessly flows into the living room, where vaulted ceilings and a gas fireplace add warmth and charm. A designated office space and a convenient 2pc bathroom for guests complete the main floor. The primary bedroom boasts a luxurious ensuite with built-ins in the walk-in closet, and main floor laundry adds to the convenience. The lower level is equally impressive, offering a family room with another gas fireplace and a wet bar, perfect for entertaining. Two additional bedrooms and a 4pc bathroom provide ample space for family or guests. The walk-out basement ensures easy access to your beautifully landscaped backyard, making the lower level feel bright and inviting. Outdoor living is a breeze with a wrap-around deck that can be fully enclosed with a power sun/windscreen by Suncoast, allowing you to enjoy your outdoor space year-round. The double attached heated garage provides convenience and comfort, while the backup home generator, water softener, and reverse osmosis system offer peace of mind. Located in a prime location, this immaculate executive-level home is close to many amenities, including The Lethbridge College, Costco, shopping, and schools. Nestled in an amazing cul-de-sac neighborhood, you'll enjoy

partial lake views from your huge covered deck. Surrounded by million-dollar homes, this property offers both luxury and prestige. This fully developed, move-in-ready bungalow offers the perfect blend of modern amenities and classic charm. Don't miss the opportunity to make this exceptional property your new home!