



GRASSROOTS
REALTY GROUP

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139 Fairmont Road S
Lethbridge, Alberta

MLS # A2188059



\$585,000

Division:	Fairmont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,394 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Veneer, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Track Lighting		

Inclusions: n/a

For more information, please click Brochure button. Discover this inviting bi-level home in the highly sought-after Fairmont neighborhood, built by Avonlea Homes in 2004. From the main-floor hardwood and gorgeous skylights to the cozy lower-level family room, every detail has been thoughtfully designed to maximize comfort and style. Four spacious bedrooms and three full bathrooms (including a jetted tub in the primary suite) pair with two natural gas fireplaces for a truly welcoming interior. Step outside to enjoy low-maintenance landscaping—featuring artificial turf in the backyard, mature greenery in the front and side yards, and underground sprinklers for year-round ease. A standout feature of this property is the double detached garage, currently converted into a soundproofed studio with resilient channel, double drywall, cork flooring, and double doors—perfect for music, art, a home gym, or a yoga studio. Prefer a traditional garage? You can remove the drywall covering the original doorway, install a garage door and opener, and make any necessary adjustments to the finished ceiling. The attached oversized double garage, which is finished and roughed in for a natural gas heater, provides additional convenience for parking or storage. Relax on the elevated wood deck with metal railing overlooking your spacious backyard, and enjoy peace of mind thanks to a new roof installed in 2022. Don't miss out on this versatile property in an excellent neighborhood.