



GRASSROOTS
REALTY GROUP

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41 Fairmont Terrace S
Lethbridge, Alberta

MLS # A2207643



\$849,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,591 sq.ft.	Age:	2005 (20 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:	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, Basement Microwave. Back up home generator

Welcome to this stunning executive-level bungalow in the desirable Fairmont neighborhood of Lethbridge! With over 3,100 sq ft of developed space, this beautifully maintained home offers a perfect blend of luxury, function, and location. The open-concept main floor features a chef-inspired kitchen with two built-in ovens, cooktop, microwave, fridge, garburator, and an oversized island. A skylight brightens the space, flowing into a dining area and living room with vaulted ceilings and a cozy gas fireplace. You'll also find a dedicated office, 2-pc guest bath, and convenient main floor laundry. The spacious primary suite includes a walk-in closet with built-ins and a private ensuite. Downstairs offers a walk-out basement, bright and inviting with a family room, wet bar, gas fireplace, two bedrooms, and a full 4-pc bath. Step outside to a beautifully landscaped yard and enjoy the seasons from your wrap-around deck, complete with a Suncoast power sun/windscreen and partial lake views. Additional highlights include a heated double attached garage, A/C, backup generator, water softener, and reverse osmosis system. All located near The Lethbridge College, Costco, schools, and amenities—in a quiet cul-de-sac surrounded by million-dollar homes. This is the perfect blend of comfort, convenience, and upscale living. Don't miss your chance to call it home!