

# \$579,900 - 35 Fairmont Place S, Lethbridge

MLS® #A2239520

**\$579,900**

4 Bedroom, 4.00 Bathroom, 1,873 sqft

Residential on 0.20 Acres

Fairmont, Lethbridge, Alberta

Tucked away at the end of a cul-de-sac in Fairmont, you'll find pride of ownership throughout in this timeless custom 2 storey home with walk-out basement on a large pie shaped lot with large trees and extensive landscaping. Welcoming foyer upon entry that is open to above. Main floor features hardwood floors for dining room, living room, breakfast nook and kitchen. Dining room just around the corner from the entry. Living room features gas fireplace and large windows that let in tons of natural light. Interesting to note that all windows in the home were upgraded in 2018 to triple pane glazed with reflective coating and have made a significant improvement to insulate from cold in the winter, and the hot sun in the summer. Leading from the living room is the breakfast nook with views to the backyard, and a door to the deck out back. Kitchen is functional with appliances, plenty of cupboards, and a built-in desk area. Just off the kitchen is the laundry/mud room with entrance to the garage. Upper level houses 3 bedrooms, including large primary with 5 piece ensuite featuring double sinks, jet tub, and separate shower. Another bedroom features a nice touch with a vaulted ceiling. Another full bathroom with tub/shower combo completes the upper level. Walk-Out Basement is finished with a large family room that has a gas fireplace, and space to set up an office area or for gym equipment. There is also a 4th bedroom and another full bathroom(with new surround for



tub & shower). Basement also has a cold storage room and storage under the stairs. Utility room has upgrades of radon mitigation system, reverse osmosis water system, sump pump, 2 year old furnace, and approximately 5 years old water heater. Walk out to the covered patio and enjoy sitting down and looking at the the yard! Backyard is huge and has large trees, garden boxes, and is private and tranquil. Back fence is metal for maintenance free living. Other upgrades include gutter guards to keep the leaves from filling up your gutters. Move in and enjoy!

Built in 1996

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2239520    |
| Price          | \$579,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,873       |
| Acres          | 0.20        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 35 Fairmont Place S |
| Subdivision | Fairmont            |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1K 7G2             |

### **Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

## Interior

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sump Pump(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings, Gas Dryer                                                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                    |
| Cooling           | None                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                                                                                          |
| Fireplaces        | Family Room, Gas, Living Room                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                        |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                                                                                   |

## Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                                     |
| Lot Description   | Back Yard, Cul-De-Sac, Garden, Landscaped, Many Trees, Pie Shaped Lot, Sloped Down, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Stucco, Wood Frame                                                                                         |
| Foundation        | Poured Concrete                                                                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 3               |
| Zoning         | R-L             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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