

# **\$515,000 - 19 Fairmont Gate S, Lethbridge**

MLS® #A2198033

**\$515,000**

3 Bedroom, 4.00 Bathroom, 1,354 sqft

Residential on 0.11 Acres

Fairmont, Lethbridge, Alberta

This stunning 2-storey, open-concept home is situated in the highly sought-after Fairmont community of Lethbridge. It offers 3 spacious bedrooms upstairs, including a large primary suite with a walk-in closet and a 4-piece ensuite bathroom. The home features 3.5 bathrooms and 1,746 square-feet of liveable space, ready for you to make your own!

The main floor boasts high ceilings and warm feelings throughout. The expansive living area is enhanced by a triple-sided natural gas fireplace, creating a cozy ambiance. The kitchen and dining area showcase beautiful hardwood floors, a breakfast bar and a pantry, providing ample storage space.

The fully finished basement offers a generous family room, an additional natural gas fireplace, a full bathroom, and a laundry area. Step outside to a large 2-tier deck in the backyard, complete with a natural gas outlet for your barbecue, making it perfect for outdoor entertaining.

Additional features include a double, heated, attached garage measuring 22x20, equipped with an overhead mezzanine for extra storage. The property also includes underground sprinklers and air conditioning for added comfort.

Located close to schools, shopping centers, and walking paths, this home offers both



convenience and luxury. Don't miss the opportunity to view this exceptional property. Contact your favorite REALTOR® to schedule a showing today.

Built in 2001

### Essential Information

MLS® #	A2198033
Price	\$515,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,354
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	19 Fairmont Gate S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1M7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Heated Garage
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s),

	Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Other
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Yard Drainage
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	February 28th, 2025
Days on Market	52
Zoning	R-L

## Listing Details

Listing Office	eXp Realty of Canada
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