

\$465,000 - 138 Fairmont Boulevard S, Lethbridge

MLS® #A2206164

\$465,000

4 Bedroom, 3.00 Bathroom, 1,293 sqft
Residential on 0.13 Acres

Fairmont, Lethbridge, Alberta

Welcome to this beautiful bi-level home, ideally located close to schools, parks, walking paths, and all essential amenities including shopping and dining. This home offers a perfect blend of comfort, convenience, and style, with an open floor plan that enhances the sense of space and flow throughout. The large windows allow for plenty of natural light, making the entire living area feel bright and airy. One bedroom is located on the main floor and two additional bedrooms in the basement, providing plenty of space for family and guests. The master bedroom is located on the top level, offering ultimate privacy. It features a walk-in closet, and a luxurious ensuite complete with a soaker tub, providing a perfect retreat after a long day. The double attached garage offers convenience and additional storage space, while the newer roof and newer siding ensure that the home is not only visually appealing but also built to last with minimal maintenance. Inside, the home features a newer furnace and AC unit ensuring energy-efficient heating and cooling throughout the year. The interior has been freshly painted, giving it a modern and inviting feel that is ready for you to move in and enjoy. Step outside to the fenced yard, offering privacy and a secure place for children or pets to play. The property also features a large upper deck, perfect for relaxing or entertaining, with a second deck below for even more outdoor living space. This home is situated in a highly sought-after neighborhood, close to everything you need while offering a



peaceful and family-friendly atmosphere. Whether you're relaxing on the deck, enjoying the fenced backyard, or exploring nearby parks and walking paths, this property offers the perfect blend of modern living and outdoor enjoyment

Built in 2005

Essential Information

MLS® #	A2206164
Price	\$465,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,293
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	138 Fairmont Boulevard S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1k 3T4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	7
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
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