

\$675,000 - 96 Fairmont Road S, Lethbridge

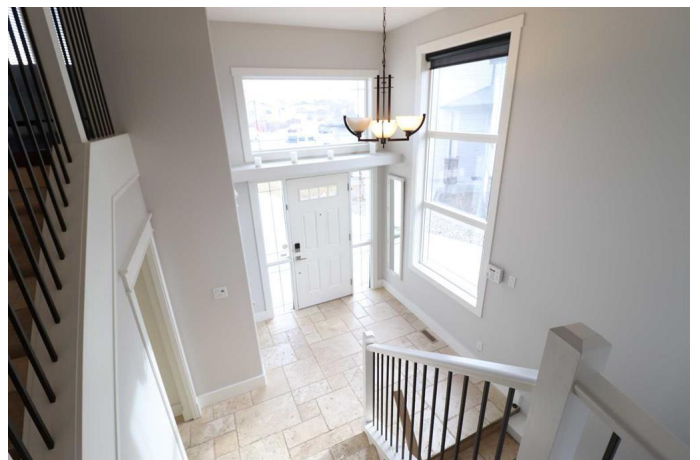
MLS® #A2203873

\$675,000

3 Bedroom, 3.00 Bathroom, 1,496 sqft
Residential on 0.19 Acres

Fairmont, Lethbridge, Alberta

If you are looking for a lot more in a home than just the average, welcome to 96 Fairmont Road! Built on a sizeable pie-shaped lot of over 8400 sq ft, you are afforded the benefits of a spacious home, 2 Double Garages measuring 24' x 24' and 18' x 22', additional front parking, decks, concrete patio, garden space, and the option of adding RV parking as well. Come on inside to a very bright and open design that features plenty of natural light by way of large windows, skylight, and vaulted ceilings. The kitchen is a highlight and a perfect place to enjoy family time or entertain guests. Updated lacquered cabinetry with plenty of lower cabinet roll-out drawers, granite countertops, a massive island with breakfast bar, stainless appliances that include a Wolf gas stove, Fisher Paykel dishwasher, walk-in pantry, plus a full wall of additional cabinetry that includes a convenient built-in Miele coffee machine. Hardwood flooring, a 3-sided gas fireplace that can be enjoyed from all the main floor living spaces, formal dining room in addition to the breakfast nook, main level bedroom and bathroom and complete privacy by way of the upper-level primary bedroom with a luxurious ensuite bathroom are features that make this home stand out from the rest. More living space is provided by a well-developed lower level. A family room, den, another bedroom and full bathroom, as well as laundry and storage space provide comfort and convenience for everyone. Mechanical attributes include a



high efficiency furnace, central air conditioning, as well as recently installed Solar panels for substantial long term energy savings. It's time to enjoy all of the conveniences of living in Fairmont. Neighbourhood highlights include walking paths to the lake and greenspaces, endless shopping sources, restaurants, sports facilities, and Lethbridge Polytechnic. Call your Real Estate Professional today to arrange a viewing!

Built in 2006

Essential Information

MLS® #	A2203873
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,496
Acres	0.19
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	96 Fairmont Road S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8C8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Double Garage Detached
# of Garages	4

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Gas Stove, Range Hood, Refrigerator
Heating	High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 24th, 2025
Days on Market	14
Zoning	R-L

Listing Details

Listing Office Royal LePage South Country - Lethbridge

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.