# \$500,000 - 19 Fairmont Gate S, Lethbridge

MLS® #A2198033

## \$500,000

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.

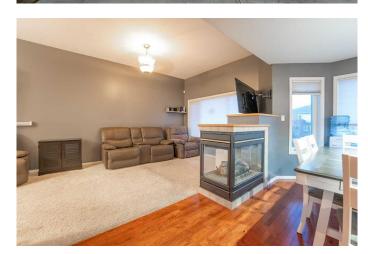
The fully finished basement offers a generous family room, an additional natural gas fireplace, a full bathroom, and a laundry area. Step outside to a large 2-tier deck in the backyard, complete with a natural gas outlet for your barbecue, making it perfect for outdoor entertaining.

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 \$500,000

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, Stone Counters, Vinyl Windows, Sump Pump(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric

Oven

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Living Room, Basement

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 80 Zoning R-L

# **Listing Details**

Listing Office eXp Realty of Canada

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