

# \$830,000 - 28 Fairmont Point S, Lethbridge

MLS® #A2228722

**\$830,000**

4 Bedroom, 3.00 Bathroom, 1,764 sqft

Residential on 0.20 Acres

Fairmont, Lethbridge, Alberta

This walkout bungalow backing onto Fairmont Pond is what youâ€™ve been waiting for!

As you head down the street of this quiet cul-de-sac in the desirable Fairmont subdivision in the SOUTH, you come across this almost 1,800 ft<sup>2</sup> bungalow, which features a well-maintained, low-maintenance front yard equipped with a drip system for all the shrubbery.

Thereâ€™s an oversized heated garage with a HEATED exposed aggregate driveway and front steps that lead you into this home. Yes, you read that correctlyâ€”the driveway, steps, and sidewalk are all HEATED! That means no more shoveling in the winter or worrying about slipping and falling.

The exterior of this home is highlighted by permanent Christmas lights that can change to any color, allowing you to join in on all seasonal festivities. Additionally, there is a rubber roof on this home with a life expectancy of 100 years.

Upon entering the home, youâ€™ll find a large front entry with high vaulted ceilings, brand new laminate floors, custom remote blinds, and a cozy gas fireplace. The kitchen boasts granite countertops, a sprawling island, a large walk-through pantry, and a huge skylight that floods the main floor with natural light!



The deck stretches across the entire back of the home and wraps around the corner, leading to stairs that descend to the grade. The deck is partially covered, adorned with pot lights, and features a glass aluminum railing, ensuring that your view of almost your very own POND remains unobstructed!

The primary suite also features large vaulted ceilings, his and her closets, and a bright, spacious en-suite with a huge vanity, shower, and walk-in tub.

The walkout basement includes floor-to-ceiling windows along with three large bedrooms, a full bathroom, and a huge storage room! When you enter your back yard from your garden doors you will see it is composed of interlocking brick perfect for a patio set where you can enjoy the fountain in the pond.

You will love this location, as it is so close to all amenities. Give your favorite REALTOR® a call; they would love to take you on a tour of this sought-after bungalow!

Built in 2004

### **Essential Information**

MLS® #	A2228722
Price	\$830,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,764
Acres	0.20
Year Built	2004
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

### Community Information

Address	28 Fairmont Point S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7N6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, Front Yard, Landscaped, Lawn, Treed, Underground Sprinklers
Roof	Rubber
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 11th, 2025
Days on Market	8
Zoning	R-L

### Listing Details

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

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