

# \$530,000 - 43 Fairmont Court S, Lethbridge

MLS® #A2214602

## \$530,000

4 Bedroom, 4.00 Bathroom, 1,568 sqft

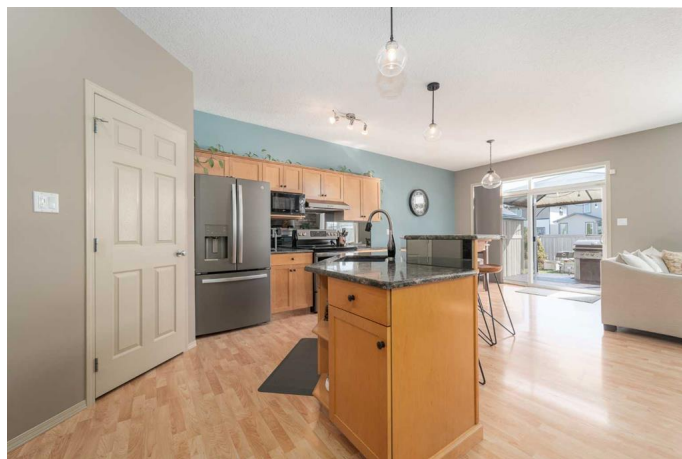
Residential on 0.09 Acres

Fairmont, Lethbridge, Alberta

This stunning 2-storey, open-concept home is situated in the highly sought-after Fairmont community in Lethbridge. It has 3 spacious bedrooms upstairs, with a large primary suite featuring a walk-in closet and a 4-piece ensuite bathroom with a jetted tub! The home has 3.5 bathrooms and is 1,568 square-feet. This beautifully maintained home offers the perfect blend of comfort, function, and location. Step into an open-concept main floor featuring a main floor office, a large island with breakfast bar, granite countertops, corner pantry, and a bright welcoming living space. Upstairs you'll find convenient second-floor laundry, a generous primary suite with a walk-in closet, and a 4-piece ensuite complete with a jetted tub. The fully developed basement adds even more flexibility with a cozy family/flex room, additional bedroom, and 3-piece bath—ideal for teens, guests, or your own private retreat. Out back, relax or entertain in your east-facing yard that backs onto a green strip! With a beautiful patio that is covered by a pergola. The yard is also complete with underground sprinklers and a custom garden box. Just a short walk to the new Dr. Robert Plaxton Elementary School, this home truly has it all. Contact your REALTOR® and come see why this might just be love at first sight!

Built in 2004

## Essential Information



MLS® #	A2214602
Price	\$530,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,568
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	43 Fairmont Court S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7R3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Private Yard
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Lot Description	Cul-De-Sac, Landscaped, No Neighbours Behind, Standard Shaped Lot, Underground Sprinklers
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Roof	Asphalt Shingle
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Construction	Stone, Vinyl Siding
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Foundation	Poured Concrete
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## Additional Information

Date Listed	April 25th, 2025
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Days on Market	6
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Zoning	R-SL
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## Listing Details

Listing Office	REAL BROKER
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