

## 43 Fairmont Court S Lethbridge, Alberta

**MLS # A2214602**



**\$530,000**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, No Neighbours Behind, Standard Shaped Lot, Under		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

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!