

**10 Fairmont Crescent S  
Lethbridge, Alberta**

**MLS # A2279053**

**\$599,000**



|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Fairmont                         |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey                         |               |                   |
| <b>Size:</b>     | 2,122 sq.ft.                     | <b>Age:</b>   | 1996 (30 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco   | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Separate Entrance, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A  |                   |     |

Welcome to this well-maintained two-story detached home located in the highly sought-after Fairmont area. Offering excellent functionality and flexibility, this property features a double attached garage, a fully fenced yard, and a walkout basement with a newly renovated illegal suite. The main home and basement are thoughtfully designed with two separate laundry areas— one on the main floor and one in the basement—providing convenience and privacy for multi-generational living or rental potential. With five bedrooms and four bathrooms in total, there is ample space for families of all sizes. The walkout lower level adds natural light and accessibility to the basement suite, making it an ideal mortgage helper or in-law accommodation. Located in a desirable neighborhood close to schools, parks, shopping, and amenities, this home offers both comfort and long-term value.