



Anne French
Your REALTOR®
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41 Fairmont Terrace S Lethbridge, Alberta

MLS # A2290460



\$824,900

| | | | |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| Division: | Fairmont | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,591 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Landscaped, Underground Sprinklers | | |

| | | | |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Tile | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Skylight(s), Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar | | |

Inclusions: Built in oven x2, underground sprinklers (front & back), cooktop, blinds, garage heater, power deck sun/wind screens (suncoast), Basement Fridge, Back up home generator

Welcome to this beautifully maintained executive walk-out bungalow, ideally situated in a quiet cul-de-sac in sought-after Fairmont. Offering over 3,100 sq ft of developed living space, this home is designed for true main-floor living. The spacious primary suite, private office, and laundry room are all conveniently located on the main level. The chef-inspired kitchen features double wall ovens, a cooktop, oversized island, skylight, and seamless flow into the vaulted living room with a cozy gas fireplace — perfect for both everyday living and entertaining. The bright walk-out basement adds exceptional space, complete with a large family room, wet bar, second gas fireplace, two additional bedrooms, and a full bathroom. A separate entry provides added flexibility and convenience. Step outside to the wrap-around deck featuring a Suncoast wind/sunscreen system and partial lake views — an ideal space to relax and unwind. Additional highlights include a heated garage, central A/C, cold storage, a generator, reverse osmosis system, and water softener. Located just minutes from Costco, Lethbridge Polytechnic, parks, walking paths, and countless amenities, this is executive bungalow living at its finest.