

44 Fairmont Point S Lethbridge, Alberta

MLS # A2333346



\$849,000

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,514 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage, I		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Pool Table, U/G Sprinklers, A/C, Garage Heater

Welcome to this beautifully maintained 4-bedroom bungalow in desirable Fairmont, offering stunning lake views and an ideal layout for comfortable main-floor living. The main level features soaring 10 ft ceilings, a spacious kitchen with abundant cabinetry and granite countertops, and an open-concept living and dining area highlighted by a newer fireplace. The primary suite includes remote-controlled blinds, a walk-in closet, and a private ensuite. You'll also find a dedicated office, convenient main-floor laundry, and a 2-piece powder room. Step outside to the large, private covered deck complete with a gas hookup for your BBQ. The fully finished walkout basement offers a generous family room with a second fireplace, three additional bedrooms, a full bathroom, and plenty of storage in the utility room. A covered patio with a gas hookup extends your outdoor living space, making it perfect for entertaining. Car enthusiasts will appreciate the oversized garage with high ceilings that could accommodate a future hoist, along with hot and cold water taps and a garage heater. The beautifully landscaped yard features underground sprinklers for easy maintenance. Recent updates include fresh paint, new vinyl flooring and carpet throughout, LED lighting, and added attic insulation, making this home move-in ready. This exceptional property combines thoughtful updates, functional living spaces, and an unbeatable Fairmont location with lake views. Contact your agent today to book a showing.