

34 Fairmont Crescent S Lethbridge, Alberta

MLS # A2340500



\$619,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,337 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove, Washer and Dryer, All window coverings including curtains, rods, and blinds, Ceiling fans, Central Vacuum/Attachments, Garage Door Opener, Sump pump, Water Softener, Underground Sprinklers, basement fridge, basement chest freezer, 220 garage heater, shelf decor, garage, shelving, and storage

Welcome to 34 Fairmont Crescent South—a beautifully maintained, fully developed walkout bungalow situated on a quiet crescent and backing onto peaceful green space. Lovingly cared for by its original owners since 1997, this spacious home offers approximately 1,340 sq. ft. on the main level, four bedrooms, three bathrooms and a double attached garage. The bright main floor features vaulted ceilings, large south-facing windows and a welcoming living space filled with natural light. The kitchen offers pickled oak cabinetry, crown moulding, a corner pantry, white appliances and a skylight. Two bedrooms are located on this level, including the primary retreat with a walk-in closet and private ensuite. A second full bathroom features a jetted tub. The fully developed walkout basement provides an impressive amount of additional living space, including a large family room with a gas fireplace, two more bedrooms, a full bathroom, excellent storage and a convenient laundry area with a sink and cabinetry. A unique insulated sunroom—or “plant room”—offers direct access to the backyard and provides a wonderful space for gardening, hobbies or relaxing throughout much of the year. Step outside and enjoy the lovely green-space views from the upper deck, complete with a gas line and glass-and-aluminum railing. The landscaped yard features underground sprinklers, mature hydrangeas and hostas, creating a peaceful and private outdoor setting. Additional highlights include a stucco exterior, central vacuum, a roof replaced in 2014, a water softener replaced in 2021 and brand-new air conditioning installed in June. The insulated and drywalled double attached garage is equipped with a 220V heater, additional lighting, cabinetry, shelving and overhead storage. Located in an established South Lethbridge neighborhood with

minimal traffic, this lovingly maintained original-owner home offers an exceptional combination of space, comfort and location. Call your favourite REALTOR® to experience everything this wonderful walkout bungalow has to offer!