

# \$530,000 - 43 Fairmont Court S, Lethbridge

MLS® #A2214602

## \$530,000

4 Bedroom, 4.00 Bathroom, 1,568 sqft

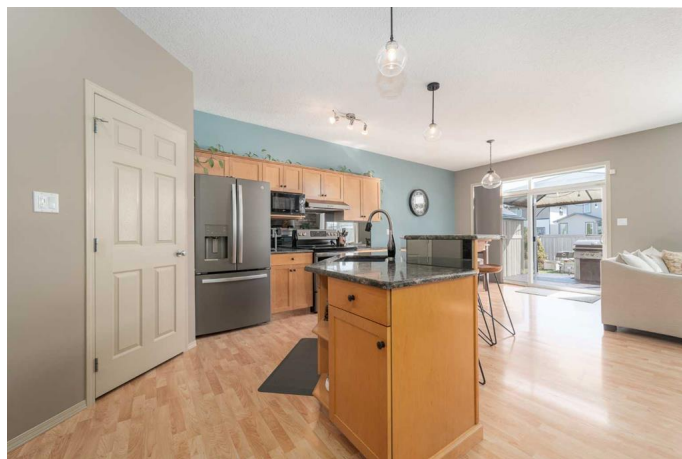
Residential on 0.09 Acres

Fairmont, Lethbridge, Alberta

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!

Built in 2004

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2214602    |
| Price          | \$530,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,568       |
| Acres          | 0.09        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 43 Fairmont Court S |
| Subdivision | Fairmont            |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1K 7R3             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Great Room  |
| Has Basement      | Yes  |

Basement      Finished, Full

## Exterior

Exterior Features Private Yard

|                 |   |
|-----------------|---|
| Lot Description | Cul-De-Sac, Landscaped, No Neighbours Behind, Underground Sprinklers, Standard Shaped Lot |
|-----------------|---|

Roof Asphalt Shingle

Construction      Stone, Vinyl Siding

Foundation      Poured Concrete

### Additional Information

Date Listed April 25th, 2025

Days on Market 29

Zoning R-SL

## Listing Details

Listing Office      REAL BROKER

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