

# \$479,900 - 178 Fairmont Boulevard S, Lethbridge

MLS® #A2231402

## \$479,900

3 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.11 Acres

Fairmont, Lethbridge, Alberta

Beautifully well cared for home in desirable Fairmont neighbourhood with extensive landscaping and multiple gathering areas in the backyard. 4-Level Back Split design features welcoming entry including door to single car garage. Vaulted ceilings on main. Living room has carpet. Dining room and Kitchen has vinyl plank. Kitchen features stainless steel appliance package and overmount Silgranit sink. Dining room has sliding glass doors to deck out back. Upper level houses 2 bedrooms including primary with walk-in closet. There is also a full bathroom on this level with tub/shower combo. Lower level has a large family room with large windows and door to backyard. There is also a good size storage closet and a recessed area for a desk or second fridge. 4th level is fully developed with a good size laundry room with cabinets, a 3rd bedroom, a 3 piece bathroom with walk-in shower, and furnace/utility room. Step outside to the backyard from the lower level to a pergola covered patio, or enjoy time on the deck. Yard has lots of nice trees and even has another covered visiting area for 2. Home has convenience of central a/c. Fairmont is close to parks, walking paths, shopping, elementary school, grocery, medical services, restaurants, and other amenities. Move in and enjoy!

Built in 2002

## Essential Information



MLS® #	A2231402
Price	\$479,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	178 Fairmont Boulevard S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7R5

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, Many Trees, Standard Shaped Lot

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 16th, 2025
Zoning	R-L

### **Listing Details**

Listing Office	REAL BROKER
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