

\$469,998 - 31 Fairmont Gate S, Lethbridge

MLS® #A2168072

\$469,998

4 Bedroom, 2.00 Bathroom, 1,055 sqft
Residential on 0.11 Acres

Fairmont, Lethbridge, Alberta

This spacious 4-bedroom home offers both comfort and convenience, making it ideal for families and those who value easy access to commercial amenities. The property features an attached double garage, providing ample space for vehicles and additional storage. The home is thoughtfully designed with an open-plan layout that maximizes space and natural light. The large family room creates a welcoming environment, perfect for both relaxation and entertaining. The kitchen is centrally located, featuring a large walk-in pantry, and a functional design for everyday use. The four bedrooms are generously sized.

The additional bedrooms are perfect for children, guests, or as home office spaces, offering versatility to suit your lifestyle. Outside, the front is a low-maintained yard, and the backyard offers green space for outdoor activities, gardening and a deck for bbq's.



Built in 2000

Essential Information

MLS® #	A2168072
Price	\$469,998
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,055

Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	31 Fairmont Gate S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7M7

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Wood Counters, Sump Pump(s)
Appliances	Dishwasher, Refrigerator, Electric Range
Heating	Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete, Perimeter Wall

Additional Information

Date Listed	February 6th, 2025
Days on Market	34

Zoning R-L

Listing Details

Listing Office Braemore Management

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