

# \$639,900 - 234 Fairmont Garden Road S, Lethbridge

MLS® #A2196924

**\$639,900**

4 Bedroom, 4.00 Bathroom, 2,125 sqft  
Residential on 0.20 Acres

Fairmont, Lethbridge, Alberta

This 2 Storey home has been meticulously maintained and is located in a quiet cul-de-sac in Fairmont. The main floor offers luxury vinyl flooring, double sided fireplace, office, spacious kitchen with island, granite counter tops and tons of storage cabinets. Upstairs you will find a bonus space, master bedroom with a 5 piece ensuite and walk in closet, and two additional bedrooms. Downstairs offers a fully finished basement with a family room, bedroom (window does not meet egress) and a full bathroom. You'll love the double heated garage, fully landscaped and fenced yard and the park across the street! And one extra bonus we can't forget, You're just a quick jaunt from all major amenities! Be sure to add this one to the "must see list".

Built in 1998

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2196924    |
| Price          | \$639,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,125       |
| Acres          | 0.20        |
| Year Built     | 1998        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 234 Fairmont Garden Road S |
| Subdivision | Fairmont                   |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1K 7L9                    |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, 220 Volt Wiring, Heated Garage |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Pantry, Walk-In Closet(s)                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas, Living Room, Dining Room   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Stone, Vinyl Siding               |
| Foundation        | Poured Concrete                   |

### **Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | February 24th, 2025 |
|-------------|---------------------|

Days on Market 37  
Zoning R-CM

## **Listing Details**

Listing Office Lethbridge Real Estate.com

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