

# \$574,900 - 383 Fairmont Boulevard S, Lethbridge

MLS® #A2204500

## \$574,900

5 Bedroom, 4.00 Bathroom, 2,070 sqft  
Residential on 0.11 Acres

Fairmont, Lethbridge, Alberta

Here it is! This amazing 5 bedroom (4 up, 1 down!) family home with main floor office is the one you've been waiting for. The whole main floor has been beautifully upgraded, with a gorgeous new kitchen. Quartz countertops, stainless steel appliances, white cabinets with glass inserts, and beautiful wooden feature shelves make this one a head turner for sure. There is the perfect spot for a coffee bar, and the kitchen sink overlooks the private backyard. The open concept main floor has all new flooring and paint, and plenty of living space. The living room features a gas fireplace with built ins around. Upstairs is the family dream, there are 3 good size bedrooms, the laundry room, an updated bathroom, as well as the primary suite. The primary suite has a great size walk in closet with closet system, and a 4 piece ensuite with a jetted tub. The basement boasts a huge family room, one more great size bedroom, and a large bathroom with double sinks and a shower! There is a private backyard with a shed that can be used as a playhouse, or whatever you need it to be! The front yard is super low maintenance with cute planter boxes. You just can't beat this location! Close to shopping, parks, walking paths, restaurants, groceries, and a brand new elementary school.

Built in 1998

## Essential Information



MLS® #	A2204500
Price	\$574,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,070
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	383 Fairmont Boulevard S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7J4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Jetted Tub, Laminate Counters
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Front Yard, Landscaped, Lawn, Few Trees, Garden

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed March 22nd, 2025

Days on Market 30

Zoning R-L

## Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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