

# \$850,000 - 42 Fairmont Park Lane S, Lethbridge

MLS® #A2209152

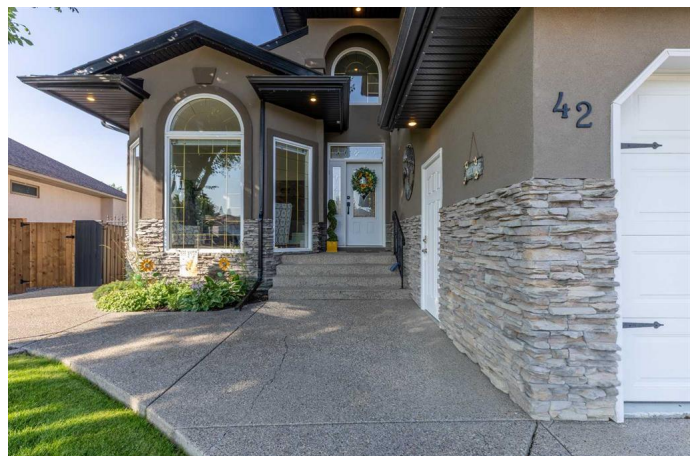
**\$850,000**

4 Bedroom, 4.00 Bathroom, 2,709 sqft

Residential on 0.19 Acres

Fairmont, Lethbridge, Alberta

Welcome to this gorgeously updated home in the highly desirable Fairmont neighbourhood on the south side of Lethbridge!! Located across the road from a serene pond in a peaceful cul de sac, just moments from Costco, shopping centres, schools, parks, restaurants, and a wide variety of other amenities, this home offers both convenience and tranquility! Surrounded by stunning nature and providing a quiet, family-friendly atmosphere, this home's location is unbeatable! This home boasts incredible curb appeal, with a large driveway and double attached garage that offer ample off street parking. A mature tree graces the front yard, adding both beauty and privacy to the property! In the backyard, you'll find several more mature trees, creating a lush and private retreat for you and your family. The gorgeous two-tiered rubberized deck is perfect for both relaxation and entertaining, featuring a new, built-in Beachcomber hot tub, a pergola, and an electric windscreen for added comfort. The fully fenced yard offers plenty of space for kids to play, complete with a playset and expansive grassy areas. For cozy evenings, the fire pit patio area provides the ideal spot to unwind with family and friends. The exterior of the home is also equipped with permanent Christmas lights that can be set to any color, bringing festive cheer to the property year-round. Now, stepping inside, you'll find a home that has been thoughtfully updated and renovated! The main level offers



a spacious and inviting layout with brand new vinyl plank flooring in several areas, a natural gas fireplace in the living room, fresh paint, new light fixtures, and a stylish feature wall with floating shelves in the dining room! The kitchen is a chef's dream with brand-new appliances, including a fridge, stove, dishwasher, microwave, and hot water dispenser, as well as a new kitchen faucet!! Speaking of new appliances: the home is also equipped with a new furnace, new air conditioning, and a brand new smart washer and dryer, ensuring that ALL the "big ticket" items have been taken care of for you!! Upstairs, you'll find three spacious bedrooms, perfect for a young family. The massive primary bedroom serves as a true retreat, providing plenty of space to relax and unwind. The primary bathroom en suite has been thoughtfully updated with a luxurious new soaker tub, faucets, and toilet. The upstairs area also includes a full bathroom with updated faucets on the double vanity. Downstairs, the family room is generously sized, providing ample space for movie nights and entertaining! The giant wet bar downstairs is also sure to make you unforgettable hosts! Additionally, there is a bedroom and flex room downstairs, (currently set up as a craft room) but could easily be transformed into an office, study, or additional storage space. With a fantastic combination of interior updates, ample space, and stunning outdoor features, this home truly offers everything your family needs!! Call your REALTOR® and book your showing today!

Built in 1997

## Essential Information

MLS® #	A2209152
Price	\$850,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,709
Acres	0.19
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	42 Fairmont Park Lane S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7H7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Walk-In Closet(s), Built-in Features
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Fire Pit, Garden, Private Entrance, Storage
Lot Description	Landscaped, Standard Shaped Lot

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	107
Zoning	R-CM-20

### **Listing Details**

Listing Office	Grassroots Realty Group
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