

\$699,000 - 14 Fairmont Bay S, Lethbridge

MLS® #A2234371

\$699,000

4 Bedroom, 3.00 Bathroom, 1,568 sqft

Residential on 0.16 Acres

Fairmont, Lethbridge, Alberta

This one-owner, architect-designed custom bungalow by Brad Goss offers 1,568 sq. ft. of thoughtfully planned living space in a prime Fairmont location. Situated on a quiet cul-de-sac with a private, professionally landscaped yard and walkout basement, this home is loaded with high-end custom finishes throughout. The main floor features vaulted ceilings, a huge custom skylight spanning much of the main floor, beautiful hardwood flooring, a three-sided fireplace, and a rear-facing living room with built-in bookcase and access to a wraparound deck. The kitchen showcases quartz countertops, a wine rack, extra built-in cabinetry, and pullouts in both the pantry and closets. Enjoy deck access from both the kitchen and spacious primary bedroom, which includes a luxurious 4-piece ensuite with heated floors, dual sinks, and a glass shower. A versatile main floor office with a closet can serve as a second bedroom. Additional features include central A/C, remote blinds, permanent exterior lighting, and central vacuum. The double attached garage boasts exposed aggregate and in-floor heating. Downstairs, the walkout basement offers a large family room with corner fireplace, wet bar, two additional bedrooms (one oversized), a full bath, a finished cold-storage room, and in-floor hot water heating for the basement—ideal for zoned comfort. The home also includes main floor laundry with a 2-piece bath, low-flow toilets, and three gas outlets on the rear deck. An exceptional



opportunity in one of south Lethbridge's most desirable neighbourhoods.

Built in 1997

Essential Information

MLS® #	A2234371
Price	\$699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,568
Acres	0.16
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	14 Fairmont Bay S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7G2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	See Remarks

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, See Remarks, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2025
Days on Market	6
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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