

# \$599,800 - 46 Fairmont Cove S, Lethbridge

MLS® #A2259635

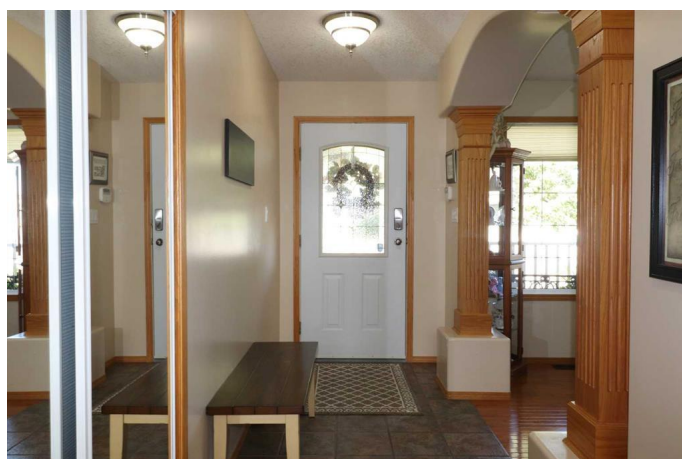
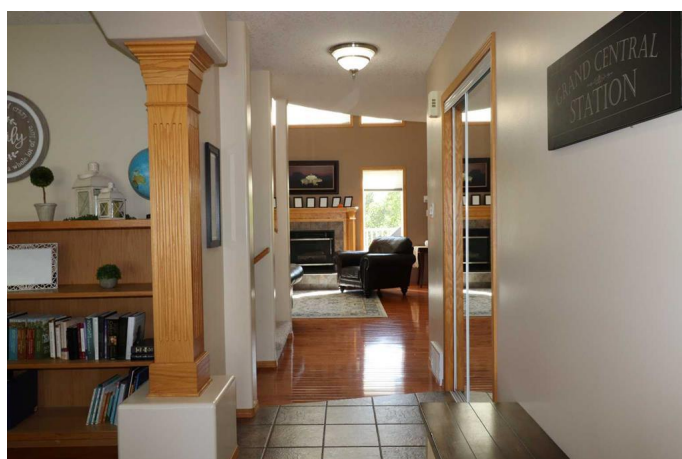
**\$599,800**

4 Bedroom, 4.00 Bathroom, 2,119 sqft

Residential on 0.13 Acres

Fairmont, Lethbridge, Alberta

Coming home to a family friendly, quiet cul-de-sac is great feeling and a highlight to the day. This well-maintained custom-built residence has an exceptional list of features that you will quickly begin to appreciate. Eye catching street appeal, covered front veranda, a welcoming floor plan beginning with a den/office adjacent to the front entry, an 18' high living room ceiling that elegantly connects the main and upper level, hardwood flooring, large kitchen with plenty of quality oak cabinetry, island and breakfast bar, walk-in pantry, and a generous dining area. This space is fantastic for hosting family and guests comfortably. The upper level is highlighted by a loft area overlooking the main floor, a spacious primary bedroom, 4pc ensuite, walk-in closet, 2 additional bedrooms and another 4pc bathroom. The lower-level walk-out feature adds to the overall appeal of the home. Large windows provide plenty of natural light to the family room, games room, a 4th bedroom and 4th bathroom. Direct access to your covered ground level patio and very well-maintained back yard invites you to enjoy the outdoors as often as you can. With so many mature trees surrounding you, privacy is not an issue. Features continue with the upper-level sun deck with a natural gas line for the BBQ, 2 gas fireplaces, central A/C, underground sprinklers, low maintenance exterior, and a nice sized double garage. If you enjoy leisurely walks; pathways, greenspaces and the lake are right around the



corner. Nearby amenities include schools, exceptional shopping options, restaurants, pubs, sports facilities, and so much more. Call a Real Estate Professional today to book a viewing!

Built in 2000

### Essential Information

MLS® #	A2259635
Price	\$599,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,119
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	46 Fairmont Cove S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7M6

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry,
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	Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 26th, 2025
Days on Market	2
Zoning	R-L

## Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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