

\$479,900 - 178 Fairmont Boulevard S, Lethbridge

MLS® #A2231402

\$479,900

3 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.11 Acres

Fairmont, Lethbridge, Alberta

Beautifully well cared for home in desirable Fairmont neighbourhood with extensive landscaping and multiple gathering areas in the backyard. 4-Level Back Split design features welcoming entry including door to single car garage. Vaulted ceilings on main. Living room has carpet. Dining room and Kitchen has vinyl plank. Kitchen features stainless steel appliance package and overmount Silgranit sink. Dining room has sliding glass doors to deck out back. Upper level houses 2 bedrooms including primary with walk-in closet. There is also a full bathroom on this level with tub/shower combo. Lower level has a large family room with large windows and door to backyard. There is also a good size storage closet and a recessed area for a desk or second fridge. 4th level is fully developed with a good size laundry room with cabinets, a 3rd bedroom, a 3 piece bathroom with walk-in shower, and furnace/utility room. Step outside to the backyard from the lower level to a pergola covered patio, or enjoy time on the deck. Yard has lots of nice trees and even has another covered visiting area for 2. Home has convenience of central a/c. Fairmont is close to parks, walking paths, shopping, elementary school, grocery, medical services, restaurants, and other amenities. Move in and enjoy!

Built in 2002

Essential Information



| | |
|----------------|---------------|
| MLS® # | A2231402 |
| Price | \$479,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 930 |
| Acres | 0.11 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 178 Fairmont Boulevard S |
| Subdivision | Fairmont |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K 7R5 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Concrete Driveway, Garage Door Opener, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Laminate Counters, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Yard, Landscaped, Many Trees, Standard Shaped Lot |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 16th, 2025 |
| Days on Market | 2 |
| Zoning | R-L |

Listing Details

| | |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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