



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**135 Fairmont Point S
Lethbridge, Alberta**

MLS # A2337567



\$529,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,098 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Private,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Electric fireplace, TV wall mounts, Central vac, Blinds.

Welcome to Fairmont — where comfortable living, thoughtful updates, and exceptional value come together. Now offered at \$549,000, this spacious and well-maintained home in one of Lethbridge's established south-side neighbourhoods. With 4 bedrooms, 2.5 bathrooms, and a flexible layout, there is plenty of room for families, guests, hobbies, and everyday living. The home's unique 1-bedroom-up, 3-bedroom-down configuration provides excellent separation between living and sleeping areas. The lower level offers three additional bedrooms along with flexible space that can easily accommodate a family room, home office, gym, playroom, or guest area — making the home adaptable to a variety of lifestyles. Numerous updates completed in 2023 include new countertops, tile, paint, baseboards, and trim, providing a fresh, modern feel while retaining the character and benefits of an established home. Enjoy the added comfort of central air conditioning and underground sprinklers, along with a convenient location close to schools, shopping, parks, and other south-side amenities. Located in the well-established community of Fairmont, this home offers space, updates, and an attractive price point that deserves a look. Priced at \$549,000 and offered by motivated sellers — don't miss the opportunity to make this Fairmont property your own. Book a private showing with your REALTOR® today!