



GRASSROOTS
REALTY GROUP

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27 Fairmont Road S
Lethbridge, Alberta

MLS # A2337965



\$585,000

Division:	Fairmont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,102 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows		

Inclusions: stove, dishwasher, fridge, washer, dryer, garage door opener, microwave, hood fan, AC, window coverings

Welcome home to this beautiful, bright southside property in the desirable community of Fairmont! With just over 2,000 sq. ft. of developed living space, this home offers plenty of room for the whole family, featuring 4 bedrooms, 3 full bathrooms, and a spacious layout that feels both comfortable and inviting. The primary bedroom includes a lovely ensuite, while the two generously sized lower-level rooms offer plenty of flexibility for bedrooms, a home office, gym, or whatever your family needs. The main floor is bright and welcoming, with high ceilings, large windows, a spacious kitchen, ample pantry storage, and a cozy gas fireplace, the perfect spot to gather with family and friends. Outside, you'll love the great yard and the convenience of a double attached garage, giving you plenty of room for vehicles, toys, and storage. Located in a fantastic southside community close to parks, schools, shopping, and everyday amenities, this is a home that truly checks a lot of boxes. Come see it for yourself, or book a showing with your preferred REALTOR® today!