



GRASSROOTS
REALTY GROUP

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27 Fairmont Garden Road S
Lethbridge, Alberta

MLS # A2351769



\$649,900

Division:	Fairmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,084 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Heater, Gazebo, Shed, Gym

Welcome home to 27 Fairmont Garden Rd S, a beautifully maintained property nestled in one of South Lethbridge's most desirable and established communities! This impressive home offers a bright and functional layout featuring spacious living areas designed for both everyday comfort and effortless entertaining. Natural light pours into the inviting main floor, highlighting quality finishes, generous room sizes, and a warm, welcoming ambiance throughout. Outside, enjoy a peaceful setting with a private yard space ideal for outdoor relaxation and summer gatherings. Living in coveted Fairmont means embracing an exceptional Southside lifestyle complete with scenic walking trails, pristine neighborhood parks, Fairmont Park Pond, and top-tier local schools nearby. Convenience is truly at your doorstep—you are just minutes from major retail centers including Costco, Canadian Tire, major grocery options, dining, and endless amenities, while enjoying quick, easy access to Mayor Magrath Drive and visual tranquility in a quiet, mature neighborhood. Whether you are looking for long-term comfort, prime LOCATION, or incredible convenience, this home delivers on every level!