

# \$499,800 - 3, 50 Fairmont Boulevard S, Lethbridge

MLS® #A2199302

**\$499,800**

2 Bedroom, 3.00 Bathroom, 1,328 sqft

Residential on 0.13 Acres

Fairmont, Lethbridge, Alberta

Finally! One of the few single-family homes located in Fairmont Park Villas is now for sale. Well renowned for being one of the nicest condominium communities in the city, the friendly neighbour vibe is fantastic! Many of the residents have been here for years and this is the first time unit #3 is being offered for sale. This 1328 sq ft bungalow has a wide-open design on the main level with elevated ceilings and large windows that accentuate the spacious feel to the floor plan. Features include a functional and efficient kitchen with lots of cabinetry, counter space, an island and breakfast bar, gas fireplace, a large primary bedroom, ensuite bathroom and walk-in closet, main floor den and a convenient laundry room. This is 1 level living at its finest! The basement area includes another bedroom and bathroom which is perfect for visiting guests and family. There is plenty of extra space to develop or continue to use as storage. Additional highlights include 5 appliances, manifold water line system for consistent water pressure to all plumbing fixtures, central A/C, a back deck with a natural gas line for the BBQ, a 22' x 22' finished attached garage with an 11' high ceiling to add more storage if needed, a low maintenance exterior and also underground sprinklers. Neighbourhood amenities include access to walkways, greenspaces as well as Fairmont Park and lake. Proximity to shopping, restaurants, pubs, entertainment, and sports facilities make this location prime. Condo fees



are an affordable \$355 per month. Call a Real Estate professional today to book your own personal viewing.

Built in 1996

### **Essential Information**

MLS® #	A2199302
Price	\$499,800
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,328
Acres	0.13
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3, 50 Fairmont Boulevard S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7H5

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partially Finished, Partial

## Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	47
Zoning	R-CM-20

## Listing Details

Listing Office	Royal Lepage South Country - Lethbridge
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.