

# \$599,900 - 150 Fairmont Boulevard S, Lethbridge

MLS® #A2233423

## \$599,900

4 Bedroom, 4.00 Bathroom, 2,064 sqft

Residential on 0.11 Acres

Fairmont, Lethbridge, Alberta

This gorgeous executive two story home has very low maintenance yards and the interior has been completely updated including window coverings, floor coverings, kitchen cabinets, new quartz counter tops, all doors and trim completely repainted and lighting updated with LED. All four bedrooms are connected to their own ensuite with the two upper bedrooms creating a Jack and Jill access to the bathroom. The garage is insulated and heated with an electric overhead heater. In 2014 the shingles were replaced with 50 year Owens-Corning hail resistant shingles. The hot water heater was replaced in 2015. The back deck is enclosed creating a wonderful wine/three season sitting room (10' x 14') leading to a large cement patio. There is an interlocking walkway from the deck to a quiet 10'x10' interlocking brick patio under the back yard trees.

Built in 2001

## Essential Information

MLS® #	A2233423
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,064
Acres	0.11



Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	150 Fairmont Boulevard S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7R5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated, Off Street
# of Garages	2

### Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Window Coverings, Wine Refrigerator, Satellite TV Dish
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Double Sided, Family Room, Gas, Glass Doors, See Remarks
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard, Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),

	Landscaped, Low Maintenance
	Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 21st, 2025
Days on Market	4
Zoning	R-L

### Listing Details

Listing Office	Onyx Realty Ltd.
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