

# \$585,000 - 139 Fairmont Road S, Lethbridge

MLS® #A2188059

**\$585,000**

4 Bedroom, 3.00 Bathroom, 1,394 sqft

Residential on 0.14 Acres

Fairmont, Lethbridge, Alberta

For more information, please click the "More Information" button.

Discover this inviting bi-level home in the highly sought-after Fairmont neighborhood, built by Avonlea Homes in 2004. From the main-floor hardwood and gorgeous skylights to the cozy lower-level family room, every detail has been thoughtfully designed to maximize comfort and style. Four spacious bedrooms and three full bathrooms (including a jetted tub in the primary suite) pair with two natural gas fireplaces for a truly welcoming interior.

Step outside to enjoy low-maintenance landscapingâ€”featuring artificial turf in the backyard, mature greenery in the front and side yards, and underground sprinklers for year-round ease. A standout feature of this property is the double detached garage, currently converted into a soundproofed studio with resilient channel, double drywall, cork flooring, and double doorsâ€”perfect for music, art, a home gym, or a yoga studio. Prefer a traditional garage? You can remove the drywall covering the original doorway, install a garage door and opener, and make any necessary adjustments to the finished ceiling.

The attached oversized double garage, which is finished and roughed in for a natural gas heater, provides additional convenience for parking or storage. Relax on the elevated wood deck with metal railing overlooking your spacious backyard, and enjoy peace of mind



thanks to a new roof installed in 2022.

Don't miss out on this versatile property in an excellent neighborhood.

Built in 2004

**Essential Information**

MLS® #	A2188059
Price	\$585,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,394
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	139 Fairmont Road S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8C8

**Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached, Parking Pad
# of Garages	2

**Interior**

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Jetted Tub, Skylight(s), Track Lighting
Appliances	Dishwasher, Refrigerator, Electric Range, Freezer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone, Veneer
Foundation	Poured Concrete

## Additional Information

Date Listed	January 15th, 2025
Days on Market	217
Zoning	R1

## Listing Details

Listing Office	Easy List Realty
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