

\$599,800 - 119 Fairmont Point S, Lethbridge

MLS® #A2255134

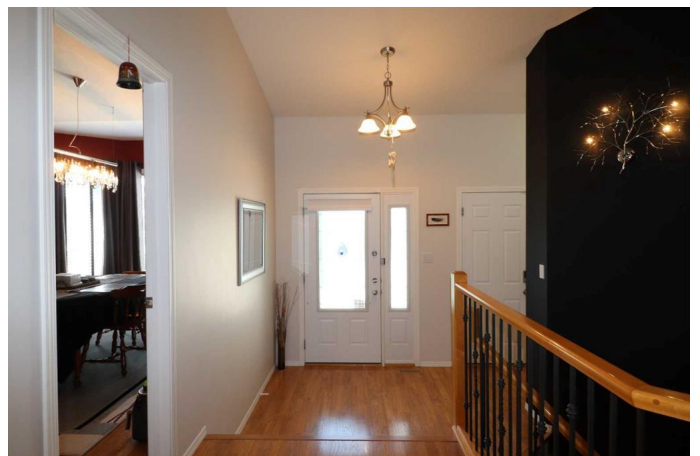
\$599,800

4 Bedroom, 3.00 Bathroom, 1,450 sqft

Residential on 0.14 Acres

Fairmont, Lethbridge, Alberta

Enjoy 1 level living with this spacious bungalow located in a low traffic, family friendly Fairmont neighbourhood. With 1450 sq ft of main floor living space complimented by a wide-open floor plan, vaulted ceilings, a skylight , and large windows, natural lighting is never in short supply. This appealing floor plan exudes class and offers plenty of versatility to compliment your lifestyle. Large rooms throughout and a professionally developed lower level bring your total living space to an impressive 2,700 sq ft. An abundance of great features includes an extremely functional kitchen with solid maple cabinetry, island, breakfast bar and walk-in pantry, a dining area adjacent to the living room which is perfect for day-to-day enjoyment and for entertaining guests, bulkhead lighting, spacious Primary bedroom that includes a luxurious ensuite complete with a jetted tub, California shower, 2 sinks, a private water closet, and a great walk-in closet. The additional main floor bedroom can be used for an office, formal dining area, or guest room. Follow the curved staircase to a finished basement that presents a family room with yet another gas fireplace, games room, 2 more bedrooms, 4 pc bathroom and plenty of storage space. If you enjoy your morning sunshine and wind-sheltered sundeck and patio areas, the eastern exposure of the back yard will be a highlight. Mature trees offer privacy and appeal as well. Additional exterior features include an impressive 26' x 22'



finished garage complete with an 8'™ tall door and 10'™ high ceilings. Recently installed Gemstone lighting is a fantastic bonus. Nearby amenities include Fairmont Lake, walking paths, greenspaces, restaurants, and all the shopping you could possibly need. Contact a Real Estate Professional today to arrange a viewing!

Built in 2004

Essential Information

MLS® #	A2255134
Price	\$599,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,450
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	119 Fairmont Point S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7W8

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Jettied Tub, Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	5
Zoning	R-L

Listing Details

Listing Office	Royal Lepage South Country - Lethbridge
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