

# \$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 landscaping—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 doors—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        | Parking Pad, Double Garage Attached, Double Garage Detached |
| # of Garages   | 2                                                           |

**Interior**

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Central Vacuum, Jetted Tub, Kitchen Island, Recessed Lighting, Skylight(s), Soaking Tub, Track Lighting |
| Appliances        | Dishwasher, Electric Range, Refrigerator, 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 | 251                |
| Zoning         | R1                 |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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