

# \$839,900 - 21 Fairmont Park Landing S, Lethbridge

MLS® #A2261925

**\$839,900**

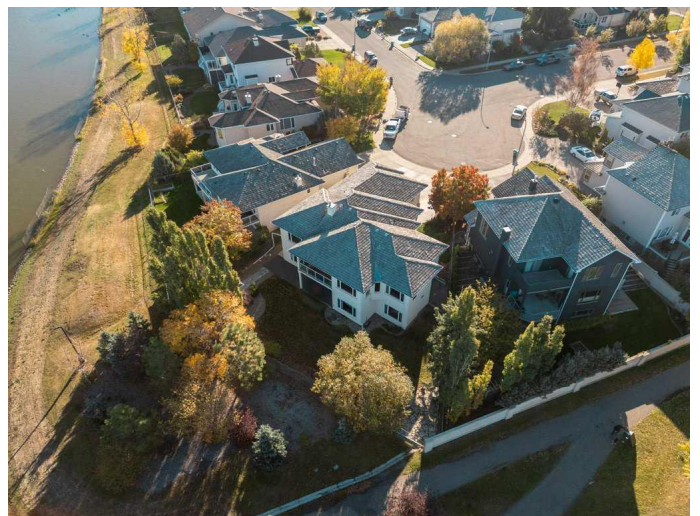
4 Bedroom, 3.00 Bathroom, 1,729 sqft

Residential on 0.18 Acres

Fairmont, Lethbridge, Alberta

Wonderfully crafted walk-out bungalow overlooking BOTH Fairmont Lakes! This one owner home was designed for this specific lot and location, and is now being offered for sale for the first time ever. Boasting sweeping views of gorgeous lake landscapes, yet still providing a real sense of seclusion and privacy. The open and airy kitchen/great room layout, with heightened ceilings, definitely makes an impact upon entering. Whether you are dining with friends, crushing it in your home office, or winding down the night in your master suite...that ever-present panoramic view will surely inspire and rejuvenate. A massive family room down with a full walk-out feature adds to the entertaining capacity, and would make an awesome home fitness area. But then again the somewhat separated 2 bedrooms, full bath, and computer nook on the other end of the lower level may just cater to your second living space needs too. Other highlights include onsite finished hardwood floors, sleek maple cabinetry, built in appliances, 2 gas fireplaces, main floor laundry area with soaker sink, 12 and a half foot high garage ceiling, and a fantastic hobby room/workshop that is actually vented externally. The shed has power to it, and there is gas and power plumbed into the garage for a future heater. Now is the time to act on this gem of a property and be in before Christmas!

Built in 2005



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261925    |
| Price          | \$839,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,729       |
| Acres          | 0.18        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 21 Fairmont Park Landing S |
| Subdivision | Fairmont                   |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1K 7L1                    |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, See Remarks |
| # of Garages   | 2                                   |
| Waterfront     | See Remarks                         |

## Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | See Remarks                              |
| Appliances        | See Remarks                              |
| Heating           | Forced Air, Natural Gas, High Efficiency |
| Cooling           | Central Air                              |
| Fireplace         | Yes                                      |
| # of Fireplaces   | 2                                        |
| Fireplaces        | Gas, Great Room, Recreation Room         |
| Has Basement      | Yes                                      |
| Basement          | Finished, Full, Walk-Out                 |

## Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                                                                                                    |
| Lot Description   | Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Treed, Backs on to Park/Green Space, Lake, No Neighbours Behind, Private, See Remarks |
| Roof              | Cedar Shake                                                                                                                            |
| Construction      | Concrete, Stucco, Wood Frame                                                                                                           |
| Foundation        | Poured Concrete                                                                                                                        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 1                 |
| Zoning         | R-L               |

### **Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal LePage South Country - Lethbridge |
|----------------|-----------------------------------------|

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