

# \$499,800 - 3, 50 Fairmont Boulevard S, Lethbridge

MLS® #A2199302

**\$499,800**

2 Bedroom, 3.00 Bathroom, 1,328 sqft  
Residential on 0.13 Acres

Fairmont, Lethbridge, Alberta

Finally! One of the few single-family homes located in Fairmont Park Villas is now for sale. Well renowned for being one of the nicest condominium communities in the city, the friendly neighbour vibe is fantastic! Many of the residents have been here for years and this is the first time unit #3 is being offered for sale. This 1328 sq ft bungalow has a wide-open design on the main level with elevated ceilings and large windows that accentuate the spacious feel to the floor plan. Features include a functional and efficient kitchen with lots of cabinetry, counter space, an island and breakfast bar, gas fireplace, a large primary bedroom, ensuite bathroom and walk-in closet, main floor den and a convenient laundry room. This is 1 level living at its finest! The basement area includes another bedroom and bathroom which is perfect for visiting guests and family. There is plenty of extra space to develop or continue to use as storage. Additional highlights include 5 appliances, manifold water line system for consistent water pressure to all plumbing fixtures, central A/C, a back deck with a natural gas line for the BBQ, a 22' x 22' finished attached garage with an 11' high ceiling to add more storage if needed, a low maintenance exterior and also underground sprinklers. Neighbourhood amenities include access to walkways, greenspaces as well as Fairmont Park and lake. Proximity to shopping, restaurants, pubs, entertainment, and sports facilities make this location prime. Condo fees



are an affordable \$355 per month. Call a Real Estate professional today to book your own personal viewing.

Built in 1996

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2199302    |
| Price          | \$499,800   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,328       |
| Acres          | 0.13        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3, 50 Fairmont Boulevard S |
| Subdivision | Fairmont                   |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1K 7H5                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Vinyl Windows   |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air  |
| Cooling           | Central Air   |

|                 |                             |
|-----------------|-----------------------------|
| Fireplace       | Yes                         |
| # of Fireplaces | 1                           |
| Fireplaces      | Gas, Living Room            |
| Has Basement    | Yes                         |
| Basement        | Partial, Partially Finished |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Cul-De-Sac, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                                |
| Construction      | Stucco   |
| Foundation        | Poured Concrete                                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 35              |
| Zoning         | R-CM-20         |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.