

\$450,000 - 277 Fairmont Boulevard S, Lethbridge

MLS® #A2247120

\$450,000

4 Bedroom, 3.00 Bathroom, 1,393 sqft

Residential on 0.11 Acres

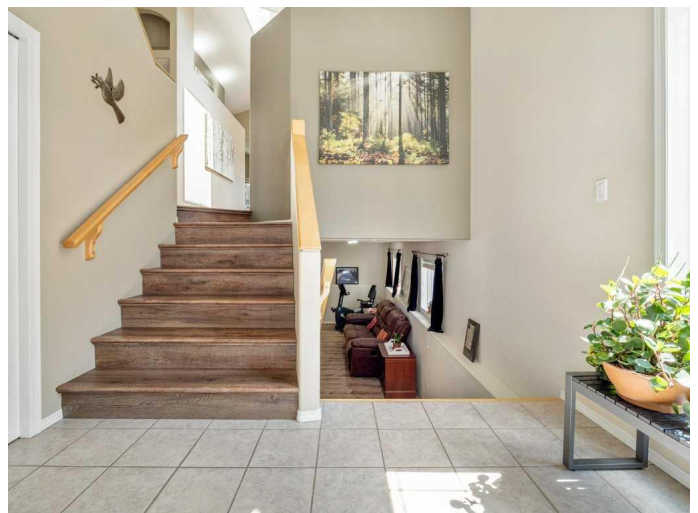
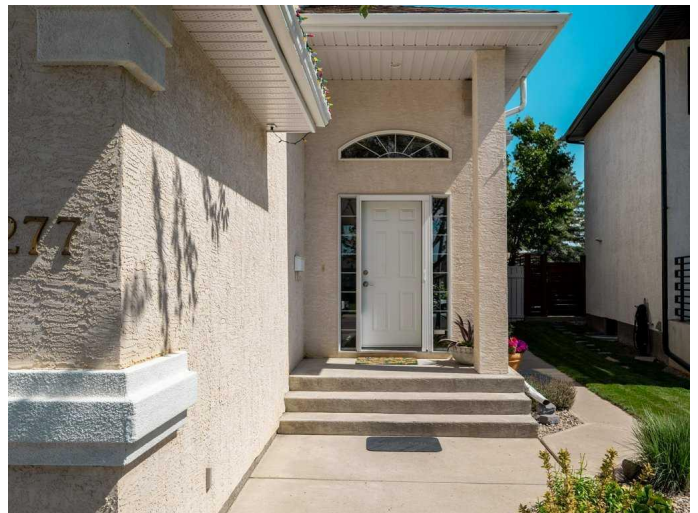
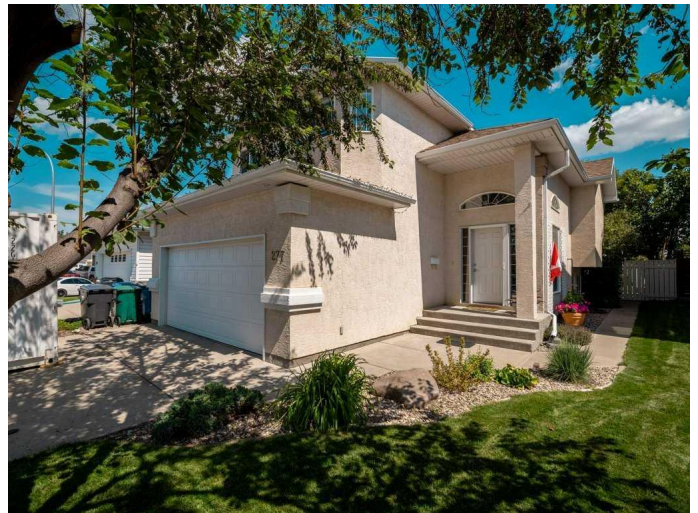
Fairmont, Lethbridge, Alberta

Family Home in the Fairmont Subdivision. Home has been immaculately cared for and upgraded over the years. Home features 2 main floor bedrooms, Primary bedroom located above the garage with double closets and a 4 piece ensuite with jetted tub. The main floor is open and inviting for family gatherings or entertaining. Kitchen with island and dining that goes out to the deck to overlook the beautifully landscaped yard. Livingroom is a good size with large window to also look over the yard. Basement is fully developed with games/rec room/family room, separate cozy sitting room with fireplace, bedroom, 4 piece bath and laundry/mechanical room. Upgrades include vinyl plank flooring; Furnace 2024; Hot Water Tank end of 2024; Roof 2013/2014 (Jones Roofing); Dishwasher approx 3 years old; Water supply lines have been updated in all bathrooms.

Built in 2000

Essential Information

MLS® #	A2247120
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,393
Acres	0.11



Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	277 Fairmont Boulevard S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7L9

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	1
Zoning	R-CM

Listing Details

Listing Office	SUTTON GROUP - 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.