

# \$749,000 - 77 Fairmont Park Landing S, Lethbridge

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MLS® #A2224866

**\$749,000**

5 Bedroom, 4.00 Bathroom, 1,750 sqft

Residential on 0.17 Acres

Fairmont, Lethbridge, Alberta

Immaculate Bungalow with Lake Views in Desirable Fairmont!

Welcome to this beautifully maintained, fully developed bungalow with walk out basement located at the end of a quiet cul-de-sac in the Fairmont neighborhood of Lethbridge. Situated on a spacious pie-shaped lot, this home backs directly onto greenspace with serene lake views and access to walking and biking paths right out your back door.

From the moment you enter, youâ€™ll be impressed by the welcoming foyer that opens to a bright and spacious living room complete with a cozy gas fireplace. The open-concept layout flows seamlessly into a large dining areaâ€”perfect for family gatherings and entertaining friends.

The kitchen is both functional and stylish, featuring an island with an extended eating bar, ample cabinetry, a pantry, under-cabinet lighting, built-in desk and china hutch, and a convenient sweep vac. Enjoy your morning coffee in the sunny breakfast nook while taking in views of the lake, or step out onto the deck for a peaceful startâ€”or endâ€”to your day.

Designed for convenience, the main floor includes a large laundry room and the generous primary suite, complete with a walk-in closet and 4-piece ensuite. An additional bedroom on the main floor provides



flexibility for guests, family, or home office needs.

Downstairs, the fully finished walk-out basement offers a huge family room with a second gas fireplace—ideal for entertaining or relaxing with loved ones. You'll also find three more spacious bedrooms and a unique dual-bathroom setup: one side with a sink and toilet, the other with a sink and tub/shower combo—perfect for guests, teens, or shared living arrangements. Plus, there's an additional flex room with a walk-in closet that's ideal for hobbies, a home gym, or extra storage.

Additional features include:

23' x 30' oversized double garage with in-floor heating, workbench, and extra storage space

Dual hot water tanks and water softener

Beautifully landscaped and fully fenced backyard with direct access to paths and greenspace

Move-in ready with pride of ownership throughout

This home offers the perfect blend of comfort, space, and location. Don't miss your chance to own this property!

Built in 1999

**Essential Information**

MLS® #	A2224866
Price	\$749,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2

Half Baths	2
Square Footage	1,750
Acres	0.17
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	77 Fairmont Park Landing S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7L1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped,

	Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	18
Zoning	R-L

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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