

# \$550,000 - 16 Fairmont Park Landing S, Lethbridge

MLS® #A2235225

**\$550,000**

5 Bedroom, 4.00 Bathroom, 1,890 sqft

Residential on 0.12 Acres

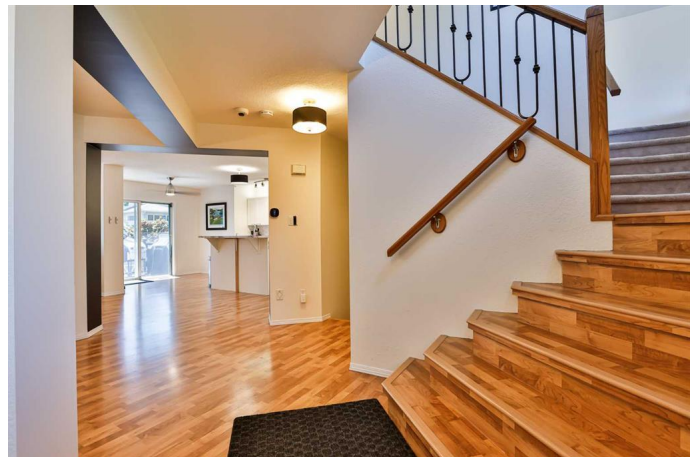
Fairmont, Lethbridge, Alberta

Cheater Lake Views, Cul-de-sac Charm, and So Much More in Fairmont!

Tucked away in a quiet cul-de-sac in desirable Fairmont Park Landing, this beautifully updated 5-bedroom, 4-bathroom home offers rare "cheater" lake views right from your front window! With nearly every detail thoughtfully designed and upgraded, this fully developed two-storey blends comfort, technology, and lifestyle in a location that's hard to beat. Inside, the spacious layout features a cozy living room complete with a lovely fireplace, while the heart of the home—the kitchen—has seen tasteful updates including cabinetry, flooring, and finishes around 2017. You'll love the hot water feature at the kitchen sink—perfect for instant tea, coffee, or a quick bowl of ramen.

Upstairs, the bonus room provides a peaceful retreat with peek-a-boo views of the lake, and the primary bedroom is a true sanctuary. The ensuite includes a separate tub and shower, and get this—the smart fan automatically kicks in when you step into the shower! Peka roll shutters are automated for added security and comfort.

Downstairs, additional bedrooms and living space make this home perfect for growing families or guests, while the yard outside is a hidden gem: private and treed, featuring a two-tiered deck that's ideal for summer evenings. The huge tree offers extra privacy, and updates to the furnace and A/C give peace of mind.



This is a rare opportunity to own a well-appointed home in one of South Lethbridge’s most coveted neighbourhoods – close to all the best amenities, shopping, and schools. These locations don’t come up often. Come see why.

Built in 1998

**Essential Information**

MLS® #	A2235225
Price	\$550,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,890
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	16 Fairmont Park Landing S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7L1

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Cul-De-Sac
Roof	Cedar Shake
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	2
Zoning	R-L

## Listing Details

Listing Office	Grassroots Realty Group
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