

# **\$459,900 - 222 Fairmont Garden Road S, Lethbridge**

---

MLS® #A2222607

**\$459,900**

4 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.08 Acres

Fairmont, Lethbridge, Alberta

Welcome to this beautifully maintained bi-level home located in one of Lethbridge's most sought-after Prestigious community Fairmont. Offering a perfect blend of comfort and functionality, this home features 4 bedrooms, 3 Baths and offers a well-developed basement with basement entry to the attached garage and a thoughtfully designed layout ideal for families or first-time buyers.

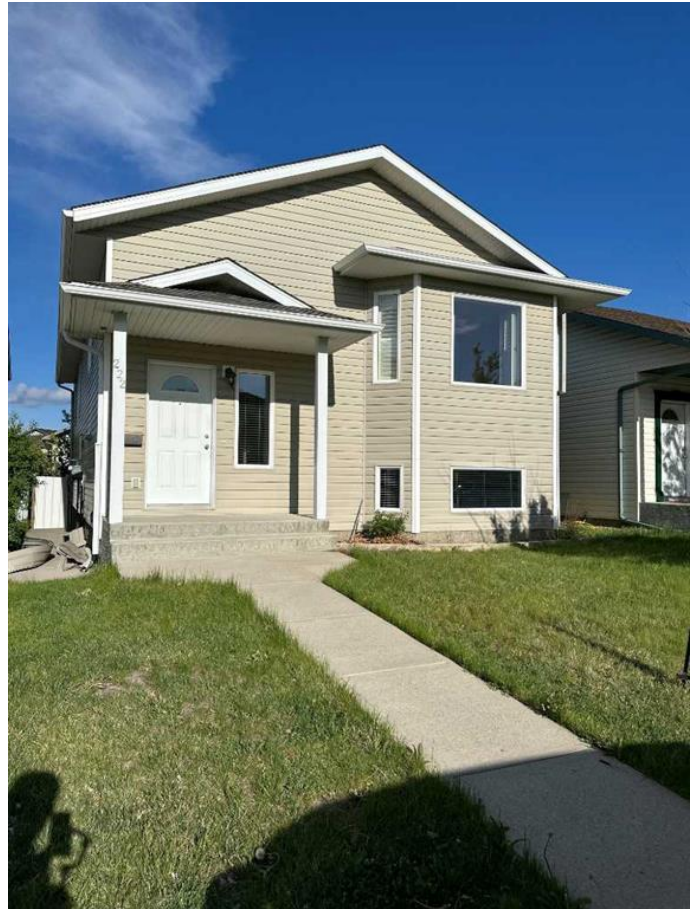
Upstairs, you'll find a bright and airy layout enhanced by vaulted ceilings, creating a sense of openness throughout the main living room area, kitchen with plenty of cabinet space, and a dining area that opens to a private balcony perfect for morning coffee or summer BBQs.

The upper level also includes two generous bedrooms and two full bathrooms.

Downstairs, the lower level boasts a cozy family room, two bedrooms, a third full bathroom, and a large laundry/utility area. With plenty of storage, this home is move-in ready.

Outside, enjoy your own private backyard oasis – perfect for relaxing, gardening. A single attached garage completes the package.

Situated near parks, schools, and shopping, this property offers the convenience of city living with the quiet comfort of a residential neighborhood.



Built in 2000

## **Essential Information**

MLS® #	A2222607
Price	\$459,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,170
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	222 Fairmont Garden Road S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7L9

### Amenities

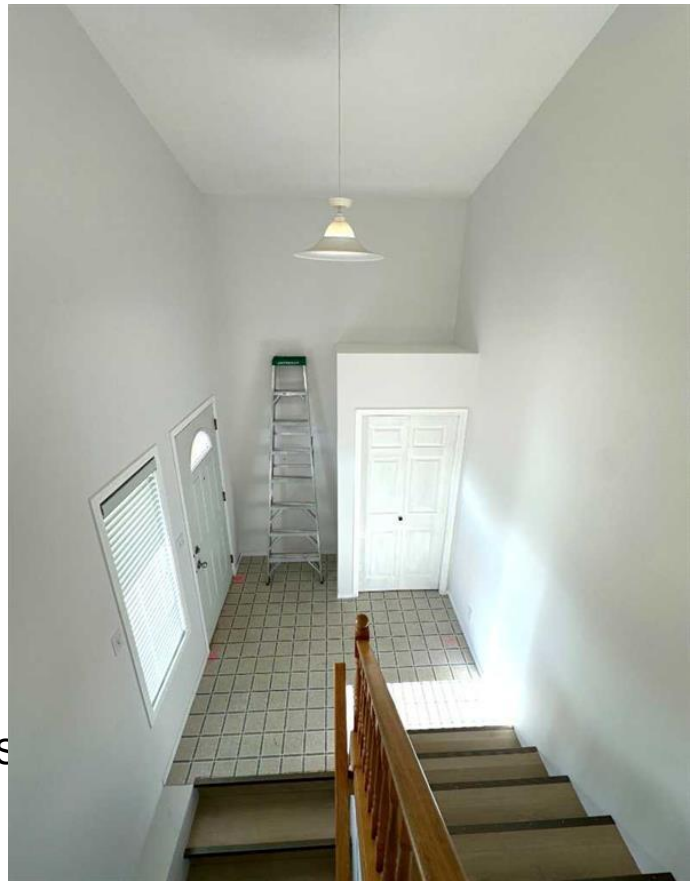
Parking Spaces	2
Parking	Parking Pad, Single Garage /
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling
Appliances	Dishwasher, Electric Stove, F
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Other
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding



Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 21st, 2025  
Days on Market                11  
Zoning                              R-CM

**Listing Details**

Listing Office                    Lethbridge Real Estate.com

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.