

\$569,000 - 425 Fairmont Boulevard S, Lethbridge

MLS® #A2267871

\$569,000

4 Bedroom, 4.00 Bathroom, 1,823 sqft

Residential on 0.37 Acres

Fairmont, Lethbridge, Alberta

Welcome to a versatile and beautifully updated family home designed to fit the way you live. As you enter, you're greeted by a flexible front room – perfect for a home office, formal dining, or quiet study space.

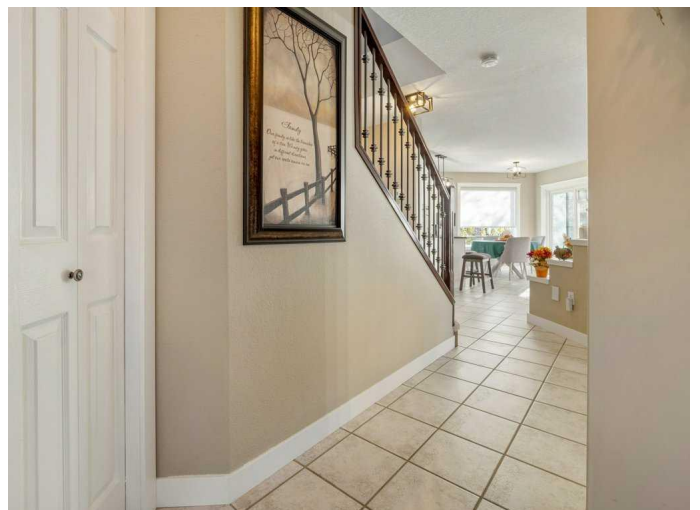
The heart of the home is the open-concept kitchen, dining, and living area. The kitchen has been thoughtfully upgraded with high-end stainless steel appliances, a newer oversized fridge, and modern finishes. Large windows fill the space with natural light and offer a lovely view of the mature, tree-shaded backyard – fully fenced and perfect for kids, pets, or relaxing outdoors.

Convenience shines with a main-floor laundry room located just off the kitchen, along with direct access to the attached garage. The cozy family room features custom built-ins for your TV and a welcoming gas fireplace.

Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite complete with a generous ensuite bathroom.

The basement expands your living space with a large recreation or entertainment area, plus a dedicated office/study room connected to a private bedroom – ideal for teens, guests, or multigenerational living. A large full bathroom completes the lower level.

This home offers comfort, flexibility, and room



for everyone. Call your favorite Real Estate agent to view this property today.

Built in 1996

Essential Information

MLS® #	A2267871
Price	\$569,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,823
Acres	0.37
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	425 Fairmont Boulevard S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K7G2

Amenities

Utilities	Garbage Collection, Cable Connected, Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Pantry
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Freezer, Garage

	Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Barbecue, Storage
Lot Description	Back Yard, City Lot, Landscaped, Level, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	1
Zoning	R-L

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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