

# \$989,900 - 73 Fairmont Park Landing S, Lethbridge

MLS® #A2240989

**\$989,900**

4 Bedroom, 4.00 Bathroom, 2,124 sqft

Residential on 0.24 Acres

Fairmont, Lethbridge, Alberta

Welcome to 73 Fairmont Park Landing! This exclusive cul-de-sac in the community of Fairmont in south Lethbridge provides privacy and serenity just a couple blocks from some of the best shopping and dining options in the entire city. At almost 3,700 square feet, this custom built one-owner home sits on one of the most desirable feature lots in the neighborhood, backing onto Fairmont Park Lake. Entering the home, you're immediately greeted by an expansive foyer that leads either up into the open concept main floor or down into the massive walk out basement family room. Tall vaulted ceilings and large park-facing windows on the main floor showcase the tremendous main living space with room for cooking, dining, and entertaining all in one area. The patio doors lead to a full-width vinyl deck with maintenance-free aluminum picket railing, and at almost 400 square feet of space, this deck is ready for entertaining family and friends or simply lounging while overlooking the lake. You can also access the rear deck from the large primary bedroom, where you'll find a jetted tub, enclosed shower, and private water closet. Completing the main floor features, you'll find a powder room and a separate laundry room with cabinetry, shelving, and a side by side washer/dryer. Each bedroom on the upper floor over the garage area has a large closet and private 3-piece bathrooms, something you don't often see in most homes. Moving into the fully developed basement, you'll find a



tremendous family room with a wet bar, corner fireplace, and access to the walkout basement exposed aggregate concrete patio. Adjacent to the family room, you'll see double doors leading to a flex space suitable for a kids play room or home office. A cute desk area is neatly tucked beside the entry to the flex space, giving you yet another spot for reading, computer or tidy storage. Two more large bedrooms and a 3-piece bathroom complete this terrific family home. A triple-car front attached garage is ready for all of your parking and storage needs and the decorative concrete work on this immaculately landscaped yard is sure to please. Come and see why Fairmont Park Landing is one of the most sought-after neighborhoods in Lethbridge. Photos contain virtual staging. NEW CONCEPT PHOTOS ADDED 08/13/25. THESE ARE VIRTUALLY RENDERED TO SHOW AN EXAMPLE OF A POSSIBLE RENOVATION TO THIS HOME. Homeowner can assist in coordinating this renovation, if you so desired!

Built in 2001

### Essential Information

MLS® #	A2240989
Price	\$989,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,124
Acres	0.24
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	73 Fairmont Park Landing S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7L1

### **Amenities**

Parking Spaces	6
Parking	Garage Faces Front, Triple Garage Attached, Concrete Driveway
# of Garages	3

### **Interior**

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Skylight(s), Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind, Street Lighting, Creek/River/Stream/Pond, Gentle Sloping, Pie Shaped Lot, Underground Sprinklers
Roof	Clay Tile
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	49
Zoning	R-L

### **Listing Details**

Listing Office	REAL BROKER
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