

## 77 Fairmont Park Landing S Lethbridge, Alberta

**MLS # A2224866**



**\$749,000**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,750 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Underg		

**Heating:** In Floor, Fireplace(s), Forced Air

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete, Stucco

**Foundation:** Poured Concrete

**Features:** Built-in Features, Chandelier, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** house remote, security system equipment

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, you'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 area—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 start—or end—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!