

# \$925,000 - 24 Fairmont Point S, Lethbridge

MLS® #A2242698

**\$925,000**

4 Bedroom, 4.00 Bathroom, 2,547 sqft

Residential on 0.21 Acres

Fairmont, Lethbridge, Alberta

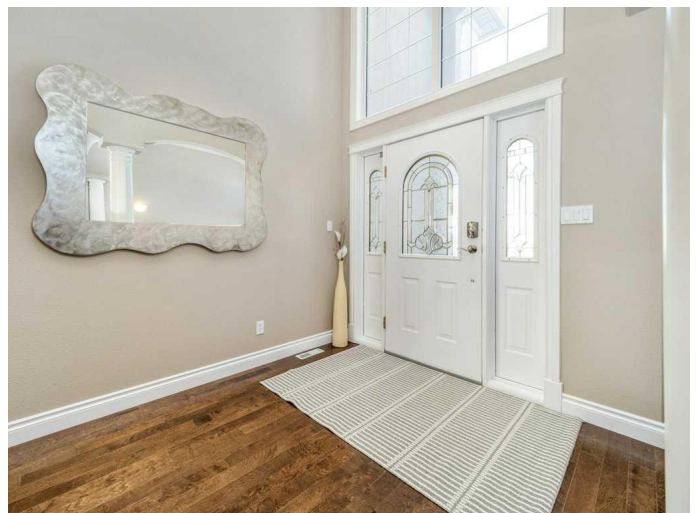
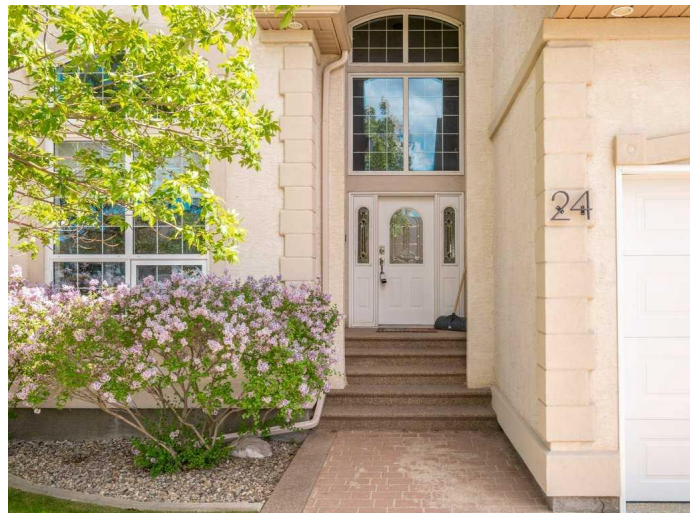
Welcome to this breathtaking custom-built two-storey estate, perfectly positioned on the shores of Fairmont Lake, offering over 4,000 sq. ft. of fully developed living space and panoramic lake views from nearly every room. Designed with exceptional craftsmanship and attention to detail, this home features four spacious bedrooms, 3.5 luxurious bathrooms, and a walk-out basement that enhances both functionality and flow. Entertain with ease in the expansive dining and recreation areas, relax in the private 7-seat theatre room, or unwind by one of three elegant gas fireplaces. The gourmet kitchen is a chef's dream, complete with granite and Corian countertops, built-in appliances, ample cabinetry, and stunning lake vistas. Upstairs, the bedrooms are thoughtfully laid out for privacy and comfort, including a primary suite with spa-inspired amenities. Outdoor living is just as impressive with a covered patio below for year-round enjoyment, and beautifully landscaped surroundings. A spacious triple-car garage provides plenty of room for vehicles, storage, or hobbies. This is a rare opportunity to own an architecturally striking lakefront home where luxury, comfort, and natural beauty come together seamlessly.

Built in 2000

## Essential Information

MLS® #

A2242698



|                |             |
|----------------|-------------|
| Price          | \$925,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,547       |
| Acres          | 0.21        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 24 Fairmont Point S |
| Subdivision | Fairmont            |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1K 7N6             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer         |
| Heating           | Forced Air                                                                                                                   |
| Cooling           | Central Air                                                                                                                  |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 3                                                                                                                            |
| Fireplaces        | Basement, Gas, Living Room, Mantle, Den, Brass                                                                               |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Finished, Full                                                                                                               |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                                                                       |
| Lot Description   | City Lot, Cul-De-Sac, Lake, Level, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Underground Sprinklers |
| Roof              | Cedar Shake                                                                                                                 |
| Construction      | Concrete, Stucco                                                                                                            |
| Foundation        | Poured Concrete                                                                                                             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 31              |
| Zoning         | R-L             |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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