

# **\$395,000 - 26, 150 Fairmont Road S, Lethbridge**

MLS® #A2206701

**\$395,000**

2 Bedroom, 3.00 Bathroom, 1,058 sqft

Residential on 0.00 Acres

Fairmont, Lethbridge, Alberta

It's time to relax and enjoy the convenience and peace of mind that comes with a well-established, 55+ condominium community. Eagle Ridge exemplifies a friendly, secure vibe and offers so much in neighbourhood features and amenities. Walking paths, parks, lakes, extensive shopping, restaurants, sports facilities and so much more. As for the home, it presents many great characteristics and updates throughout. The end-unit, south backing feature is a bonus as it brings in so much natural light with the extra windows. The open design main level is perfect for day-to-day living and for entertaining Family and Guests. A comfortable and functional kitchen, island with a breakfast bar, stainless appliances, gas fireplace in the living room as well as laundry on the main floor are all great features for 1-level living. The Primary Bedroom has a 4pc ensuite bathroom and a roomy walk-in closet. There is a main level Den that is great for an office or by adding a wardrobe, could be used as an additional Bedroom. The lower level is also developed and offers a Family room, Games room, Guest Bedroom, a 4pc Bathroom, plus plenty of storage. Most all of living spaces in the home have brand new flooring and paint. Many of the light fixtures and Decora style switches have also been replaced. Central A/C, Underground sprinklers, backyard patio, natural gas line for your BBQ, and a decent sized, finished garage complete the package. Visitor parking is adjacent to this unit and



provides convenience to your Guests.  
Condominium fees of \$365/m include building maintenance, and insurance, lawn care and snow removal, professional management, and reserve fund contributions. Pets are also allowed but with certain restrictions of course. Contact your favourite Realtor to book a viewing ASAP!

Built in 2005

### **Essential Information**

MLS® #	A2206701
Price	\$395,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,058
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	26, 150 Fairmont Road S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8C6

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	17
Zoning	R-37

## Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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