



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

15, 150 Fairmont Road S
Lethbridge, Alberta

MLS # A2265459



\$405,000

Division:	Fairmont		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	981 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, AC Unit

Welcome to 15-150 Fairmont Road S, your ideal Home in Eagle Ridge! Located in the highly desired 55+ Eagle Ridge community, this adult condo is ready for its next proud owner. Step inside to discover a bright, spacious open floor plan filled with natural light. The main level features a generous primary suite complete with a 4-piece ensuite and walk-in closet, as well as a versatile front den, perfect for a home office or quiet retreat. The functional kitchen boasts ample cabinetry, an island with a breakfast bar, and comes equipped with all appliances. A cozy gas fireplace anchors the living area, adding warmth and charm, while main-floor laundry provides ultimate convenience. Downstairs, the fully developed lower level offers a large family room, a guest bedroom, and a second 4-piece bathroom. Additional features include a finished single attached garage, offering both practicality and storage space. Nestled in a welcoming, amenity-rich neighbourhood, Eagle Ridge is known for its walking paths, parks, lakes, shopping centers, dining options, and sports facilities, everything you need just minutes from your door. Don't miss this opportunity to live in one of Lethbridge's most desirable adult communities. Book your private showing today!