



**9, 140 Fairmont Road S  
Lethbridge, Alberta**

**MLS # A2298292**



**\$499,900**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,193 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, No Neighbours Behind		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 425

**LLD:** -

**Zoning:** R-75

**Utilities:** -

**Inclusions:** TV wall mount brackets

Welcome to Stone Gate, where opportunities like this do not come up often. This bungalow-style condo offers the convenience of main floor living and has been lovingly cared for by its original owner. Turn-key and well maintained, this home is ready for its next owner to move in and enjoy. The main floor features a functional layout with the kitchen, dining area, and living room complete with a cozy gas fireplace. Step outside to the back deck and BBQ area, a great space to relax and enjoy the surroundings. The primary bedroom includes its own ensuite, while a den offers flexible space for an office, sitting room, or hobby area. A 4-piece bathroom for guests, main floor laundry, and direct access to the double attached garage add to the everyday convenience. The fully developed lower level offers even more room with a large family room, a spacious second bedroom, a third bedroom, and a third full bathroom. Located in a 40+ adult living complex with pet restrictions, this property is tucked away at the back of the development with no neighbours behind, offering added privacy. Close to walking paths, amenities, and all that this sought-after Lethbridge community has to offer.