



**GRASSROOTS**  
REALTY GROUP

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205, 173 Fairmont Boulevard S  
Lethbridge, Alberta

MLS # A2169117



**\$332,000**

Division:	Fairmont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	875 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	0.87 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 275
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Elevator, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Storage		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave hood fan, Washer, Dryer, 1 Garage fob, Central vac and its attachments.

Imagine stepping into a stunning adult condo that welcomes you with an open concept living space, designed to maximize light and flow!! The living area blends seamlessly with the kitchen, creating a perfect space for entertaining or relaxing. The kitchen is a chef's dream, boasting plenty of counter space and an abundance of cabinets, complemented by two generous pantries for all your storage needs. The primary bedroom offers a peaceful retreat, complete with a walk in closet and an en-suite bathroom featuring modern finishes and a spacious walk-in shower. There is also an additional 4pc bathroom, available for guests and ensuring privacy for the primary suite. The builder advertised this condo unit as a TWO bedroom condo (the 2nd room has a closet but no window) but this could also be perfect as a home office, crafts room etc. This condo also includes in-unit laundry, central vac and A/C!! Finally, the enclosed deck offers a serene outdoor space where you can unwind, enjoy the view, or sip your morning coffee, rain or shine. It's the perfect blend of style, comfort, and functionality. Down the elevator you will find the fitness centre, games room, kitchen/common area complete with a beautiful fireplace and plenty of sitting areas, an underground heated garage with your own parking stall and extra locked storage space as well!! Situated in the well desired south side, you will enjoy easy access to shopping, dinning, parks and much more!!