



**8, 140 Fairmont Road S
Lethbridge, Alberta**

MLS # A2174898



\$439,900

Division:	Fairmont		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,140 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 540
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Garbage Collection, Sewer Con
Features:	Closet Organizers, Jetted Tub, Open Floorplan		

Inclusions: shelving in garage and furnace room

Welcome to the beautiful area of Stone Gate and this beautiful condo for 40+ adult living. Immaculate! Yes it is. You enter and immediately see the shiny hardwood flooring and walk up to the delightful spaces. Open floor plan with an abundance of light. The living room is so inviting and already you see the perfect kitchen with newer appliances and spacious storage. Walk out onto the deck and you see an expanse of yard. Yes, the largest in the complex. Come back in and observe the main floor laundry. Then the primary bedroom with a walk in closet to envy. The ensuite is spacious and has a whirlpool tub. Exciting. Also a den on the main level for whatever you want it to be. Touring to the lower level on the wide stairway with such beautiful railings and you enter the "Very Large" family room. Warm emotions are added by the fireplace. Also an office for all your record keeping and computer skills. Additional bedroom is on this level as well. Windows are large. So is the utility room. So many conveniences in this bare land condo. And the land is included[yes the back yard as well]. This unit has the largest lot in the complex. It is 14% larger. And the condo association takes care of it. If you have been contemplating condo living, this is an excellent choice. Love where you live. And yes you will! Please note more pics to follow from professional photographer.