



**310, 173 Fairmont Boulevard S  
Lethbridge, Alberta**

**MLS # A2182060**



**\$299,900**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	875 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Garage Door Opener, Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 286
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

This unit is located on the third floor facing north, sheltering it from the south winds and heat of the afternoon. It includes upgraded appliances, quartz counter tops and gas line for barbecue. This complex has heated underground parking, a storage locker, an exercise room, foyer and reception area with fireplace.