



**5, 150 Fairmont Road S
Lethbridge, Alberta**

MLS # A2185941



\$402,900

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|------------------|--------------------------|---------------|-------------------|
| Division: | Fairmont | | |
| Type: | Residential/Duplex | | |
| Style: | Bungalow, Side by Side | | |
| Size: | 1,058 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: | Interior Lot, Landscaped | | |

| | | | |
|--------------------|--------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 365 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-37 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & control, , a/c unit, central vac

Discover the perfect blend of comfort and convenience in this beautifully maintained 55+ adult condo located in the sought-after Eagle Ridge community. This former show home boasts a bright and spacious open floor plan with abundant natural light. The main level features a primary suite with a 4-piece ensuite and walk-in closet, plus a versatile front den. The large, functional kitchen is a chef's delight, offering rich maple cabinetry, an island with a breakfast bar, and included appliances. A cozy gas fireplace in the living area adds warmth and charm, while main-floor laundry enhances ease of living. The developed lower level includes a family room, a guest bedroom, a 4-piece bathroom, and ample storage space, making it perfect for entertaining or accommodating visitors. Additional highlights include central air conditioning, a built-in vacuum system, underground sprinklers, and a private backyard patio overlooking a serene greenspace. The finished single garage adds practicality to this exceptional home. Eagle Ridge is renowned for its friendly atmosphere and abundant amenities, including walking paths, parks, lakes, extensive shopping, dining options, and sports facilities. Your condominium fees cover building maintenance and insurance, lawn care, snow removal, professional management, and contributions to the reserve fund. Pets are welcome with board approval. This property is move-in ready and waiting for you to enjoy the vibrant Eagle Ridge lifestyle.