

\$375,000 - 16, 150 Fairmont Road S, Lethbridge

MLS® #A2117574

\$375,000

3 Bedroom, 3.00 Bathroom, 1,873 sqft

Residential on 0.07 Acres

Fairmont, Lethbridge, Alberta

A new Opportunity awaits! Adult Community [55+]A beautiful and well cared for condo in Eagle Ridge.It is located in its own cultural-de-sac, so very private! This unit offers a spacious floor plan with delightful kitchen and detailed extras. The living room is large and south facing with large windows offering lots of sunshine.South facing private deck is just a breath away. Gas fireplace offers feeling of warmth for the chillier days to come. Master bedroom is large and the ensuite is so beautiful with massive tile to the ceiling in the shower. Updates include tiled shower with wide shower door and new high toilet and vanity. The floor is heated. How comfortable is that! Very elegant. The main floor also offers a 2nd bedroom/den facing into the cul-de-sac. and overlooking the verandah,.Second bathroom and separate laundry are right next door. Rare for these condos. Other updates include fire alarms, CO detector new sump pump,[1 yr ago], new light fixtures in kitchen, dining room, and living room , extra electrical outlets, all new flooring on main level. Also some major items are double hand rails leading to the lower level[great safety feature] Lower level has large family room, a bedroom with jack and jill bathroom, and a very large storage room.There is a double driveway in the front., room for 2 cars. The rear patio is delightful going from the living room with its own privacy wall.(an addition by the owners) Tall trees give great protection and privacy. How lovely for morning coffee and summer



evenings. This is your perfect place to call home!

Built in 2005

Essential Information

MLS® #	A2117574
Price	\$375,000
Sold Price	\$362,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,873
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Up/Down
Status	Sold

Community Information

Address	16, 150 Fairmont Road S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8C6

Amenities

Amenities	None
Utilities	Cable Available
Parking Spaces	3
Parking	Concrete Driveway, Single Garage Attached

Interior

Interior Features	No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Front Yard, Lawn, Paved
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2024
Date Sold	April 25th, 2024
Days on Market	31
Zoning	R-37
HOA Fees	0.00

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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