

# \$405,000 - 15, 150 Fairmont Road S, Lethbridge

MLS® #A2265459

**\$405,000**

2 Bedroom, 3.00 Bathroom, 981 sqft

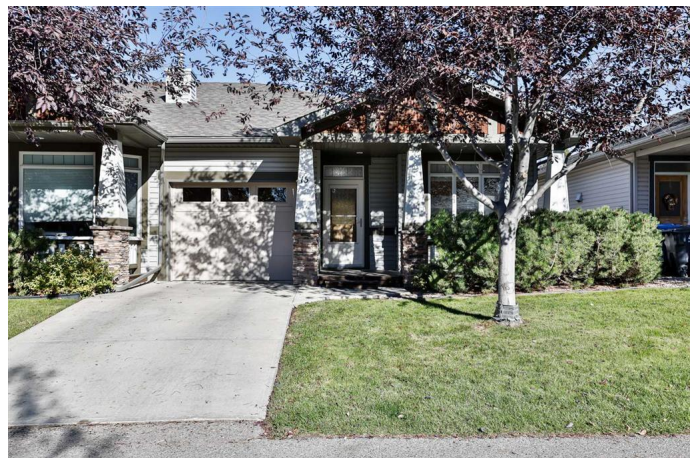
Residential on 0.09 Acres

Fairmont, Lethbridge, Alberta

Welcome to 15-150 Fairmont Road S, your ideal Home in Eagle Ridge! Located in the highly desired 55+ Eagle Ridge community, this adult condo is ready for its next proud owner. Step inside to discover a bright, spacious open floor plan filled with natural light. The main level features a generous primary suite complete with a 4-piece ensuite and walk-in closet, as well as a versatile front den, perfect for a home office or quiet retreat. The functional kitchen boasts ample cabinetry, an island with a breakfast bar, and comes equipped with all appliances. A cozy gas fireplace anchors the living area, adding warmth and charm, while main-floor laundry provides ultimate convenience. Downstairs, the fully developed lower level offers a large family room, a guest bedroom, and a second 4-piece bathroom. Additional features include a finished single attached garage, offering both practicality and storage space. Nestled in a welcoming, amenity-rich neighbourhood, Eagle Ridge is known for its walking paths, parks, lakes, shopping centers, dining options, and sports facilities, everything you need just minutes from your door. Don't miss this opportunity to live in one of Lethbridge's most desirable adult communities. Book your private showing today!

Built in 2005

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2265459      |
| Price          | \$405,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 981           |
| Acres          | 0.09          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 15, 150 Fairmont Road S |
| Subdivision | Fairmont                |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1K 8C6                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | See Remarks                        |
| Appliances        | Dishwasher, Refrigerator, Stove(s) |
| Heating           | Forced Air                         |
| Cooling           | Central Air                        |
| Fireplace         | Yes                                |
| # of Fireplaces   | 1                                  |
| Fireplaces        | Gas                                |
| Has Basement      | Yes                                |
| Basement          | Finished, Full                     |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-37               |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.