

**306, 173 Fairmont Boulevard S  
Lethbridge, Alberta**

**MLS # A2255920**



**\$314,900**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	937 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Underground		
<b>Lot Size:</b>	0.87 Acre		
<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>	-	<b>Condo Fee:</b>	\$ 308
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** N/A

Immaculate 3rd floor condo in an excellent neighbourhood: Fairmont Landing! This very well kept home in an Adult only condo features 2 Full bedrooms with the primary featuring a walk thorough closet and ensuite! The main living area is bright and spacious with room for dining. The kitchen has lot's of cupboard and prep space, and an eat up bar for extra seating. The laundry room has space for a full size washer and dryer as well as some storage. A huge bonus in this condo is Central Air Conditioning! The Grand in Fairmont Landing is equipped with an elevator, gym, common area for visiting and also heated underground parking and dedicated storage! Situated on the top floor and sheltered from the wind, this is an excellent place to call home.