



**GRASSROOTS**  
REALTY GROUP

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**247 Gateway Manor S**  
**Lethbridge, Alberta**

**MLS # A2224916**



**\$519,999**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,297 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** N/A

Check out this gorgeous house located in the highly sought-after Fairmont community, this beautifully maintained fully developed bungalow offers spacious living, a smart layout, and outstanding curb appeal. The main floor features an open-concept design with vaulted ceilings, a bright kitchen with island, and a generous living and dining area. The primary suite includes a walk-in closet and private ensuite, while another bedroom/office is ideal for remote work. Downstairs, enjoy a large family room, two additional bedrooms, a full bath, second office/hobby space, and tons of storage. Step outside to a landscaped backyard oasis with a deck, pergola, and patio – perfect for summer relaxation. Additional highlights include central A/C, double garage, and proximity to schools, parks, walking paths, and major shopping like Costco and Fairway Plaza. This is an ideal home for families, professionals, or anyone looking to live in a quiet, established south Lethbridge neighbourhood. Schedule a showing today with your REALTOR®;