



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**223 Gateway Manor S**  
**Lethbridge, Alberta**

**MLS # A2225950**



**\$568,000**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,211 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Fridge, stove, microwave, dishwasher, washer & dryer, cooler/fridge in basement

Welcome to 223 Gateway Manor S! Located in one of the most desirable neighbourhoods in Lethbridge, this 1,211 square foot home has everything you need. From entering the front door, there's plenty of room for storage of coats and shoes, along with the entrance to the big double attached garage. The main level is nice and open with tons of windows. This level boasts two bedrooms, including the main that is complete with a walk-in closet and a 4pc ensuite. The open floor plan includes a kitchen with a large island, a dining area, and a living room. You also have access to the deck from the dining room which is perfect for those warm evenings. Completing the main level is the 4pc bathroom. Moving downstairs, there's a huge family room perfect for movie nights, two more bedrooms, a 4pc bathroom, and a utility room with laundry appliances. The backyard is an amazing oasis during the warm months as it has tons of green space for the kids along with a deck and a patio. Don't sleep on this one &mdash; contact your favourite REALTOR&reg; today!