



**GRASSROOTS**  
REALTY GROUP

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**4521 Fairmont Gate S  
Lethbridge, Alberta**

**MLS # A2226655**



**\$420,000**

|                  |                                              |               |                  |
|------------------|----------------------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                                         |               |                  |
| <b>Type:</b>     | Residential/Duplex                           |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side              |               |                  |
| <b>Size:</b>     | 1,150 sq.ft.                                 | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 4                                            | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Parking Pad                                  |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                    |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped |               |                  |

|                    |                                   |                   |     |
|--------------------|-----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile            | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                      | <b>Zoning:</b>    | R-M |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Walk-In Closet(s) |                   |     |

**Inclusions:** Refrigerator, OTR microwave, electric range, dishwasher, washer, dryer, central A/C, window coverings

Welcome to your next chapter in Southbrook ... a thoughtfully designed half duplex in one of south Lethbridge's most convenient neighborhoods. With schools and shopping just minutes away, this home offers the kind of location that simplifies daily life. Inside, the main floor is warm and welcoming, with an open-concept layout that connects the living room, kitchen, and dining area in a way that feels both functional and inviting. A well-placed half bathroom adds everyday convenience. Upstairs, you'll find three bright bedrooms, including a comfortable primary suite, along with a full bathroom. The fully finished basement extends your living space with a spacious rec room, an additional bedroom, and another full bathroom - ideal for guests, a teenager, or your home office. Outside, the yard is fully landscaped and fenced, ready for summer evenings or a playful pet. And yes ... there's central A/C to keep things cool when the temperature rises. This home is move-in ready, easy to care for, and located in a community that continues to grow in value and opportunity. Call your real estate professional for your private showing today.