



GRASSROOTS
REALTY GROUP

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4615 Fairmont Gate S
Lethbridge, Alberta

MLS # A2239804



\$449,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,118 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Str		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Private		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-M

Utilities: -

Inclusions: N/A

MOVE-IN READY HOME ACROSS FROM NEW ELEMENTARY SCHOOL! This beautifully designed half duplex in south Lethbridge is perfectly located across from Dr. Robert Plaxton Elementary School - the newest elementary school on the south side of Lethbridge! ? What makes this home special: • Open-concept living connecting kitchen, dining, and living areas • 3 bright bedrooms upstairs including a comfortable primary suite with a 4-piece ensuite • Fully finished basement with rec room, 4th bedroom & full bath • fenced yard - ready for summer fun! • Central A/C for those hot summer days • Minutes from all south-end shopping Perfect for families who want convenience, comfort, and a growing community. This home is move-in ready and designed for easy living! Call your real estate professional for your private showing today!