



GRASSROOTS
REALTY GROUP

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

**466 Gateway Crescent S
Lethbridge, Alberta**

MLS # A2245431



\$559,000

Division:	Fairmont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,341 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, central vacuum with attachments, window coverings, tv wall mounts, garage door opener with remotes

Welcome to 466 Gateway Crescent S, a beautifully maintained 5-bedroom, 3-bathroom bi-level home located in highly desirable, Fairmont. This spacious and inviting property features an open-concept floor plan with vaulted ceilings, large windows, and thoughtful updates throughout. The main floor offers a bright living space, a functional kitchen with island and pantry, and a dining area that opens onto the back deck—perfect for family gatherings and entertaining. The primary suite is on its own level and includes a walk-in closet and private ensuite, while two additional bedrooms and a full bath complete the main level. Downstairs, you'll find two more generously sized bedrooms, a large family room, and plenty of storage. Situated on a landscaped lot with a fully fenced backyard, this home also boasts a double attached garage and central air conditioning for year-round comfort. Located just minutes from schools, parks, shopping, and walking trails, this property combines convenience and lifestyle in a quiet, family-friendly community. Don't miss your opportunity to own a clean, move-in-ready home in one of South Lethbridge's most sought-after areas. Contact your favourite REALTOR ® to book your showing today!