



GRASSROOTS
REALTY GROUP

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223 Gateway Manor S
Lethbridge, Alberta

MLS # A2253408



\$548,000

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

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

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, foller/fridge (2) 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 — contact your favourite REALTOR® today!