



GRASSROOTS
REALTY GROUP

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**506 Gateway Crescent S
Lethbridge, Alberta**

MLS # A2262615



\$564,500

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,199 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Wedge Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: N/A

BACK ON MARKET. Offer fell through due to financing! Step into stylish, functional family living with the Benz 2 Plan by Daytona Homes, beautifully situated in the desirable South Lethbridge community. This thoughtfully designed 2,199 sq ft two-storey home blends contemporary elegance with practical space for everyday living. Bright open-concept layout with large windows & 9' ceilings. Chef's kitchen, walk-through pantry, generous cabinetry. Spacious dining and living area perfect for entertaining. Modern fireplace feature wall for cozy evenings. New hardwood floors (real) with 9" plank installed in May, 2024. As well, new refrigerator, Induction range, Bosch dishwasher (all Bakers Appliances) within the last year. Service record from "air tech" available for Bradford hot water heater, Lennox air conditioner, Lennox Furnace, Honeywell Humidifier, and Honeywell thermostat. * 4 spacious bedrooms including a luxurious primary suite with walk-in closet and 4-piece ensuite on second level, perfect for your families. * Bonus room for family movie nights or kids' gaming zone in lower level. Main floor laundry for peak convenience * Attached double garage * Energy-efficient construction * Located in a growing family-friendly neighbourhood with parks, schools, and shopping nearby. This is the family upgrade you've been waiting for—sleek, spacious, and built by one of Alberta's most trusted builders. Sellers are happy to remove hot tub prior to possession, or include it as part of the sale, subject to negotiation with an accepted offer. Contact your favourite REALTOR today to book your private tour!