



GRASSROOTS
REALTY GROUP

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4521 Fairmont Gate S
Lethbridge, Alberta

MLS # A2268149



\$409,900

Division:	Discovery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,135 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Fridge, OTR microwave, range, dishwasher, washer, dryer, A/C, all window coverings, TV in the living room, all mounted shelving (bathrooms and downstairs), shoe cupboard at front door (mounted).

This FULLY DEVELOPED two-story duplex is located on the Southside, near grocery stores and restaurants, and is directly across from Robert Plaxton Elementary School. The main floor features a spacious living room, kitchen, and dining area filled with natural light. The kitchen/dining area is complete with a built-in coffee bar and access to the backyard. Upstairs, you will find the primary bedroom with a walk-in closet and four-piece ensuite. The main four-piece bathroom, two more bedrooms, and laundry. The basement features a spacious family room providing a second living space and a bedroom with its own four-piece bath. This house is a must-see if you want a comfortable home that feels like new.