



**4601 Fairmont Gate S
Lethbridge, Alberta**

MLS # A2121202



\$424,500

Division:	Lethbridge		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,314 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Underground Sprinkle		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: All TV Mounts and Hardware, Garage Heater, Hanging Pendant Lights on either side of bed in master bedroom

What a great place to start out with home ownership! This beautiful 1/2 duplex has huge south facing windows, allowing for a ton of light to shine in, Its a fantastic location right across from the new elementary school, were you can watch the kids walk to school. This home is decked out with some wonderful features, nice open layout, gorgeous kitchen with quartz countertops, 3 bedrooms, and 2 1/2 baths, a double heated detached garage, its fenced, and there is a huge composite deck out back, newer central air, all appliances and window coverings. The basement is undeveloped but that gives the new buyer an opportunity to build some valuable equity. Come take a look at this wonderful opportunity.