



**4603 Fairmont Gate S
Lethbridge, Alberta**

MLS # A2130559



\$424,900

Division:	Discovery		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,148 sq.ft.	Age:	2019 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer, blinds and curtain rods

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 pieces 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 three-piece bath. The double-car garage offers space to park two vehicles and has a gas line roughed in. This house is a must-see if you want a comfortable home that feels like new.