



**406 Gateway Crescent S
Lethbridge, Alberta**

MLS # A2161070



\$535,000

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,158 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Gazebo, Front Yard, Lawn, Landscaped, Street Lighting,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, OTR Hood, All Window Coverings, Garage door opener and control(s), Washer, Dryer, Shed, "as is where is" Gazebo "as is where is", Central Vac And Attachments, Home 1 Eve Lights, Underground Sprinklers(front only), Furnace room and Garage closets, Garage heater, Central A/C, 2 Wall mounted TV's

This Former Show Home is located in a great crescent / neighborhood and boasts meticulous condition. This beautiful home has seen many updates over the years, including; New Garage Door, Home 1 Exterior Eave Lighting (\$), Washer, Dryer, Fridge, Shed, Lighting Fixtures, Paint, Carpeting, High End Hardwood flooring, Skylight, and much more. The modern floor plan includes 10 ft ceilings, open concept kitchen to living room, gas fireplace, large kitchen with quartz countertops and walk-in pantry, an inviting primary bedroom with walk-in closet and spacious ensuite, a second bedroom, main floor laundry and another full bathroom. Downstairs you will find a large comfortable family room, a convenient 4 piece bathroom and 2 more bedrooms. One of the bedrooms has dual doors and a built-in desk which allow it to easily be used as an office space, the other bedroom has a walk-in closet; both excellent features not normally seen in basement bedrooms. Outside, the front yard has a large driveway, underground sprinklers and the backyard has a sheltered deck with gas hook up for the barbecue. There is also a moveable gazebo creating yet another lovely space for you to fully relax in the warmer months. The double attached garage is heated and easily fits 2 vehicles.