



**31 Fairmont Gate S
Lethbridge, Alberta**

MLS # A2168072



\$469,998

Division:	Fairmont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,055 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Wood Counters		

Inclusions: n/a

This spacious 4-bedroom home offers both comfort and convenience, making it ideal for families and those who value easy access to commercial amenities. The property features an attached double garage, providing ample space for vehicles and additional storage. The home is thoughtfully designed with an open-plan layout that maximizes space and natural light. The large family room creates a welcoming environment, perfect for both relaxation and entertaining. The kitchen is centrally located, featuring a large walk-in pantry, and a functional design for everyday use. The four bedrooms are generously sized. The additional bedrooms are perfect for children, guests, or as home office spaces, offering versatility to suit your lifestyle. Outside, the front is a low-maintained yard, and the backyard offers green space for outdoor activities, gardening and a deck for bbq's.