



**4311 Fairmont Gate S
Lethbridge, Alberta**

MLS # A2179477



\$415,000

Division:	Fairmont		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,446 sq.ft.	Age:	2021 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

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

Inclusions: Underground Sprinklers & Drip System

Discover the WOW Factor in This Stunning Home! Prepare to be impressed by the numerous upgrades in this nearly new home, where modern elegance meets functional design. From the upgraded cabinetry and custom wine bar to the added square footage and enhanced kitchen island, every detail has been thoughtfully considered. The kitchen, with its extra space, is a chef's dream featuring an upgraded appliance package that includes a gas stove, a microwave built into the island, and a striking feature hood fan. A stylish sliding barn door adds a touch of charm while maximizing space. Upstairs, you'll find not one but two primary bedrooms, each with its own ensuite, walk-in closet, and large windows that offer picturesque views of the surrounding greenspace leading to the lake and the nearby school. The spacious second-floor laundry area adds convenience to your daily routine. Step outside to your backyard oasis, where a patio, pergola, hot tub area, and BBQ space create the perfect setting for outdoor relaxation and entertaining. The double detached garage with 70-amp service provides ample storage and workspace. Your underground sprinklers keep the lawn lush and green, while the drip system ensures your planters are always bright and colorful. Located in the desirable Southbrook neighborhood, this home is just a short distance from a brand-new school, walking paths, parks, a pond, and amenities like Canadian Tire, Safeway, and cozy coffee shops. A wonderful home in a fantastic neighbourhood is waiting for you—come see it today!