



**91 Gateway Mews S  
Lethbridge, Alberta**

**MLS # A2179988**



**\$559,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Fairmont   |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,625 sq.ft.                                     | <b>Age:</b>   | 2008 (16 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                           |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Few Trees, Low Maintenance Landscape, Landscaped |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed, Vinyl Siding  | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Walk-In Closet(s) |                   |     |

**Inclusions:** Patio Set (Upstairs), BBQ

If you're searching for that perfect home, look no further&mdash;this stunning 1,625 sq. ft. bi-level may be the one! From the moment you drive up, the striking exterior with contrasting colors and expansive windows catches your eye. Inside, the welcoming vibe continues, starting in the cozy living room with hardwood floors and a gas fireplace. The kitchen is both stylish and functional, featuring beautiful cabinetry, stainless steel appliances, and a door leading to the deck, which overlooks the backyard. The main floor offers two of the five bedrooms, a full bathroom, and the convenience of a laundry room. Upstairs, the primary suite feels like a retreat, with its ensuite bathroom and spacious walk-in closet, situated privately above the garage. The finished basement expands the living space with three additional bedrooms, another full bathroom, and a large family room featuring a second gas fireplace. From here, walk out to the covered patio area, perfect for entertaining or relaxing. With 5 bedrooms, 3 bathrooms, and a fantastic layout, this home is located in a desirable southside neighborhood, close to all amenities. It's the perfect blend of style, space, and comfort for your family!