



GRASSROOTS
REALTY GROUP

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4311 Fairmont Gate S
Lethbridge, Alberta

MLS # A2327084



\$450,000

Division:	Fairmont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,442 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

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

Inclusions: Fridge, gas stove, dishwasher, microwave, hood fan, washer, dryer, window coverings, central air conditioner, garage door opener + remote, garage heater, blinds and window coverings, U/G sprinklers

This stylish 2 storey half-duplex looks like it's been taken directly from your Pinterest board! With plentiful natural light and a practical floor plan, there's a lot to love about the open concept main floor, the delightfully landscaped backyard and being across the street from a park sure doesn't hurt! With a quartz-adorned kitchen with gas stove, bonus shelving in the dining room, main floor office and half bathroom, the main floor is perfect for entertaining. There's dual primary bedrooms upstairs, both with walk-in closets and full ensuites, along with a laundry room. The basement is unfinished but can easily be built to meet your needs. The backyard is truly the star of the show: with a gazebo for outdoor entertaining, super single detached garage and plentiful side yard to enjoy, this home truly is special!