



GRASSROOTS
REALTY GROUP

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226 Gateway Manor S
Lethbridge, Alberta

MLS # A2329359



\$614,990

Division:	Fairmont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,635 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

Heating: Central, Fireplace(s), Hot Water, Humidity Control

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Features: Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Stone Counters, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Office Furniture Desks

Picture Sunday mornings with coffee on the deck, watching the sun rise over open green space with not a rooftop in sight, no rear neighbours, just peaceful views backing onto farmland. Built by Greenwood Homes, 226 Gateway Manor S is a fully renovated, turnkey bi-level nestled in the highly desirable Southgate community on Lethbridge's vibrant Southside, close to schools, parks, and everyday amenities. This 5 bedroom, 3 full bathroom home offers over 3,200 sqft of finished living space with a fully developed walk-up basement, ideal for multigenerational living or a growing family. Every detail has been thoughtfully crafted; new flooring throughout the main living area, upgraded cabinetry, a refreshed deck covering, and a complete SMART appliance package including Samsung washer/dryer, Samsung range, Bosch dishwasher, and LG ThinQ refrigerator. Laundry room is conveniently located on the main level for everyday ease. Step inside to an open-concept main level with vaulted ceilings and abundant natural light, where a renovated kitchen featuring granite countertops, stainless steel appliances, a built-in workstation, and an oversized pantry anchors the living space, perfect for a home office or remote work setup. Upstairs, the primary suite offers a private retreat with a tray ceiling, 5-piece ensuite, soaker tub, and a generous walk-in closet. Downstairs, the finished basement includes a recreation room with a cozy gas fireplace, two additional large bedrooms with walk-in closets, a full bathroom, and a fully finished sunroom with three large windows which offers a bright, versatile bonus space for storage, hobbies, or a reading nook. Outside, enjoy a beautifully landscaped, low-maintenance backyard fenced with underground sprinklers and a storage shed for effortless upkeep. A double attached garage with an exposed aggregate driveway

completes the package. Situated in one of Lethbridge's most desirable communities, this stunning Southgate home offers space, style, and everyday convenience for its next owners.