



GRASSROOTS
REALTY GROUP

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**414 Gateway Crescent S
Lethbridge, Alberta**

MLS # A2333358



\$564,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	990 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, STOVE, DISWASHER, WASHER, DRYER, MICROWAVE HOOD FAN, ALL WINDOW COVERINGS		

Absolutely beautiful 3 bedroom, 3 bathroom fully finished Bungalow for sale in one of the most desirable and more affordable areas in South Lethbridge! This wonderful home boasts amazing main level Hardwood floors, granite counter tops in the spacious kitchen, high ceilings and a full finished basement with corner gas fireplace and this basement has a walk out! Attached super single garage that is partially finished and insulated. Fully fenced and nicely landscaped back yard. Large master bedroom with nice walk in closet and big 4pce ensuite with massive corner soaker jet tub jacuzzi and shower. Close to schools, playgrounds, shopping, restaurants and all amenities. DO NOT MISS THIS ONE!