



GRASSROOTS
REALTY GROUP

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**259 Gateway Manor S
Lethbridge, Alberta**

MLS # A2347406



\$650,000

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,377 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

Inclusions:	N/A
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If you've been waiting for a spacious bungalow in South Lethbridge, this one is worth a look! Built in 2011 and sitting on a corner lot in Fairmont, this 5-bedroom, 3-bathroom home has a bright, open feel with 9-foot ceilings on the main floor, hardwood flooring and plenty of natural light. The large primary bedroom on the main floor is a standout, complete with an ensuite, walk-in closet and its own patio doors leading directly onto the back deck. The fully finished basement gives you even more living space and has recently had the walls and trim freshly painted. Several big-ticket updates have already been done, including a new furnace heat exchanger and sump pump within the last year, while most appliances have been replaced within the past four years. You'll also find central A/C, central vac with attachments and a double attached garage. Out back, the composite deck spans the full width of the home, giving you a great spot to BBQ, entertain or unwind. There's also a cherry tree and raspberry bush! This home is Close to the lake, parks, pathways, schools, shopping, restaurants and plenty of other amenities, this home is perfect for a growing family in a private community away from the business of downtown. Contact your favorite REALTOR® to book a showing!