



GRASSROOTS
REALTY GROUP

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509 Gateway Crescent S
Lethbridge, Alberta

MLS # A2349700



\$484,900

Division:	Fairmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,200 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Standard Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, Sump Pump(s), Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: N/A

IMMACULATELY MAINTAINED SOUTHGATE HOME! Welcome to this fantastic 1,200 sq. ft. two-storey home located in the desirable community of Southgate in South Lethbridge. Offering 4 bedrooms and 2.5 bathrooms, this home is the perfect blend of comfort, functionality and location. Step inside to a bright and inviting main floor featuring an abundance of windows that fill the living area with natural light. The main floor has been beautifully updated with brand-new vinyl plank flooring throughout, creating a fresh and modern feel. The well-designed layout offers plenty of room for everyday living and entertaining, with the kitchen and dining areas flowing nicely into the main living space. Upstairs, you'll find three comfortable bedrooms, including a spacious primary bedroom, along with a full bathroom. The fully developed basement provides even more living space with a large family room, a fourth bedroom and plenty of room for guests, teenagers or a home office. Outside, you'll love the large, private backyard—a great space for relaxing, entertaining or letting the kids enjoy the outdoors. The property also features a double detached garage with alley access, providing excellent parking and storage space. Location is another major highlight. You'll be just minutes from Costco, Walmart, shopping, restaurants and countless other amenities. The home is also conveniently located near schools, including the new Robert Plaxton Elementary School, making this an excellent choice for families. If you're looking for an immaculate, move-in-ready home in a desirable South Lethbridge community with a private yard and double garage, this Southgate property deserves a look!