

# \$509,999 - 247 Gateway Manor S, Lethbridge

MLS® #A2224916

**\$509,999**

4 Bedroom, 3.00 Bathroom, 1,297 sqft

Residential on 0.12 Acres

Fairmont, Lethbridge, Alberta

Check out this gorgeous house located in the highly sought-after Fairmont community, this beautifully maintained fully developed bungalow offers spacious living, a smart layout, and outstanding curb appeal.

The main floor features an open-concept design with vaulted ceilings, a bright kitchen with island, and a generous living and dining area. The primary suite includes a walk-in closet and private ensuite, while another bedroom/office is ideal for remote work.

Downstairs, enjoy a large family room, two additional bedrooms, a full bath, second office/hobby space, and tons of storage.

Step outside to a landscaped backyard oasis with a deck, pergola, and patio – perfect for summer relaxation. Additional highlights include central A/C, double garage, and proximity to schools, parks, walking paths, and major shopping like Costco and Fairway Plaza.

This is an ideal home for families, professionals, or anyone looking to live in a quiet, established south Lethbridge neighbourhood.

Schedule a showing today with your REALTOR®

Built in 2010

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2224916    |
| Price          | \$509,999   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,297       |
| Acres          | 0.12        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 247 Gateway Manor S |
| Subdivision | Fairmont            |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1K5P2              |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer          |
| Heating           | Forced Air, Natural Gas                                          |
| Cooling           | Central Air                                                      |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Electric                                                         |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Full                                                   |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                                 |
|-----------------|-----------------------------------------------------------------|
| Lot Description | Landscaped, Low Maintenance Landscape, Back Yard, Lawn, Private |
| Roof            | Asphalt Shingle                                                 |
| Construction    | Vinyl Siding                                                    |
| Foundation      | Poured Concrete                                                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 113            |
| Zoning         | R-L            |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Initia Real Estate |
|----------------|--------------------|

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