

\$409,900 - 4521 Fairmont Gate S, Lethbridge

MLS® #A2268149

\$409,900

4 Bedroom, 4.00 Bathroom, 1,135 sqft

Residential on 0.06 Acres

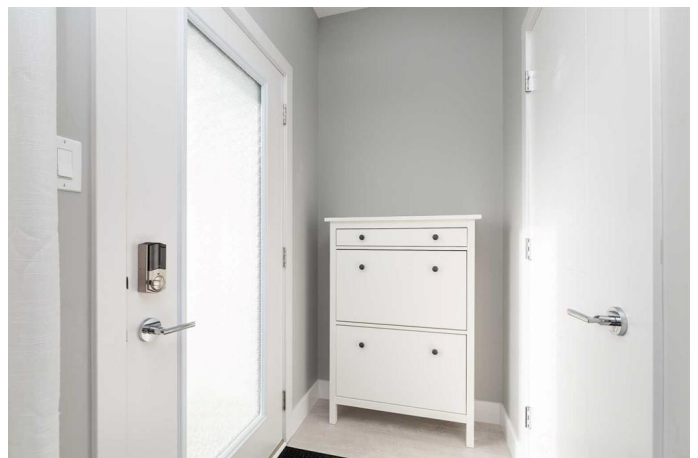
Discovery, Lethbridge, Alberta

This FULLY DEVELOPED two-story duplex is located on the Southside, near grocery stores and restaurants, and is directly across from Robert Plaxton Elementary School. The main floor features a spacious living room, kitchen, and dining area filled with natural light. The kitchen/dining area is complete with a built-in coffee bar and access to the backyard. Upstairs, you will find the primary bedroom with a walk-in closet and four-piece ensuite. The main four-piece bathroom, two more bedrooms, and laundry. The basement features a spacious family room providing a second living space and a bedroom with its own four-piece bath. This house is a must-see if you want a comfortable home that feels like new.

Built in 2019

Essential Information

MLS® #	A2268149
Price	\$409,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,135
Acres	0.06
Year Built	2019
Type	Residential



Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	4521 Fairmont Gate S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8J3

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Zoning	R-M

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.