# \$394,900 - 4533 Fairmont Gate S, Lethbridge

MLS® #A2215912

## \$394,900

2 Bedroom, 3.00 Bathroom, 1,196 sqft Residential on 0.06 Acres

Discovery, Lethbridge, Alberta

Here is your opportunity to own a fantastic 1/2 duplex right across the street from Dr. Robert Plaxton Elementary school! This immaculate home shows just like new at a great price! An open concept main floor with high ceilings, spacious kitchen with quartz countertops & subway tile, large kitchen island, pantry & all stainless steel appliances. Main floor laminate flooring with a huge dining room, living room & 2 piece bathroom with built in shelving. **Upstairs features DUAL MASTER** BEDROOMS, both with walk-in closets and one featuring an ensuite with a 5 foot walk-in shower and the other with a bath/shower combo. Both ensuites have quartz countertops and there's big bright windows in both bedrooms. The laundry room is upstairs as well! The basement is open for your future development. This unit also has a garden door off the kitchen to the fully landscaped back yard with fence, patio area and double park pad for your future garage! WATCH THE KIDS WALK TO SCHOOL EACH DAY and enjoy living in the family friendly community of Southbrook. Close to major shopping, restaurants & many more amenities!







Built in 2019

# **Essential Information**

MLS® # A2215912 Price \$394,900 Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,196

Acres 0.06

Year Built 2019

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 4533 Fairmont Gate S

Subdivision Discovery

City Lethbridge

County Lethbridge

Province Alberta

Postal Code T1K 8J7

#### **Amenities**

Parking Spaces 2

Parking Off Street, Parking Pad

#### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, See Remarks, Sump

Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer, Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features Other, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Yard Lights

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed April 28th, 2025

Days on Market 11

Zoning R-M

# **Listing Details**

Listing Office Royal Lepage South Country - Lethbridge

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