

# \$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

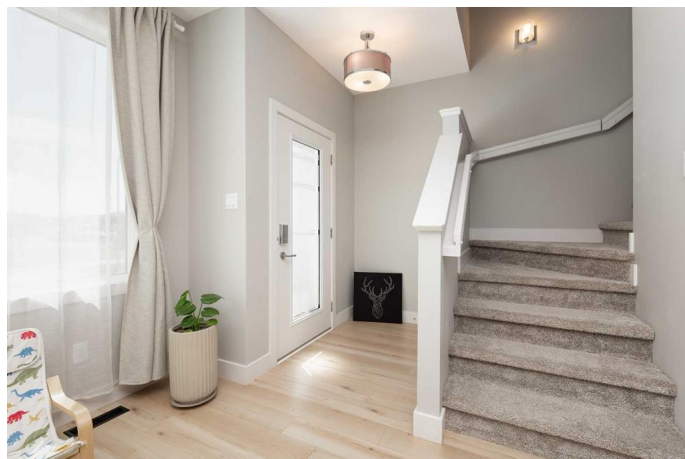
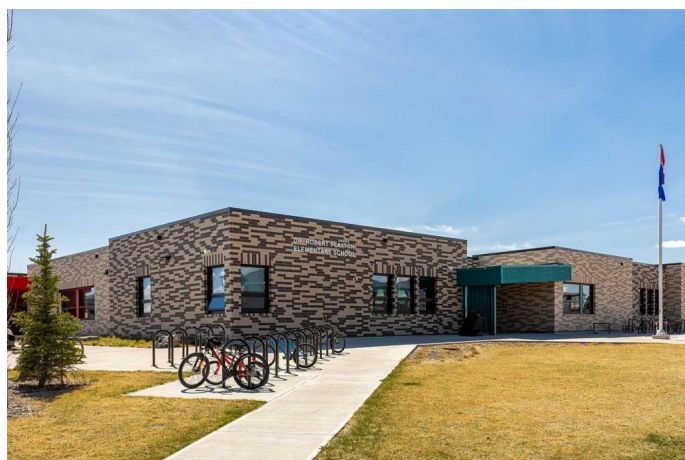
Here is your opportunity to own a fantastic 1/2 duplex right across the street from Dr. Robert Plaxton Elementary school! This immaculate home shows just like new at a great price! An open concept main floor with high ceilings, spacious kitchen with quartz countertops & subway tile, large kitchen island, 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	3
Zoning	R-M

**Listing Details**

Listing Office	Royal Lepage South Country - Lethbridge
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