

# \$574,500 - 506 Gateway Crescent S, Lethbridge

MLS® #A2251025

**\$574,500**

4 Bedroom, 3.00 Bathroom, 2,199 sqft

Residential on 0.10 Acres

Southgate, Lethbridge, Alberta

BACK ON MARKET. Offer fell through due to financing! Step into stylish, functional family living with the Benz 2 Plan by Daytona Homes, beautifully situated in the desirable South Lethbridge community. This thoughtfully designed 2,199 sq ft two-storey home blends contemporary elegance with practical space for everyday living. Bright open-concept layout with large windows & 9' ceilings. Chef's kitchen, walk-through pantry, generous cabinetry. Spacious dining and living area perfect for entertaining. Modern fireplace feature wall for cozy evenings. New hardwood floors (real) with 9" plank installed in May, 2024. As well, new refrigerator, Induction range, Bosch dishwasher (all Bakers Appliances) within the last year. Service record from "air tech" available for Bradford hot water heater, Lennox air conditioner, Lennox Furnace, Honeywell Humidifier, and Honeywell thermostat.

\* 4 spacious bedrooms including a luxurious primary suite with walk-in closet and 4-piece ensuite on second level, perfect for your families.

\* Bonus room for family movie nights or kids' gaming zone in lower level.

Main floor laundry for peak convenience

\* Attached double garage

\* Energy-efficient construction

\* Located in a growing family-friendly neighbourhood with parks, schools, and shopping nearby. This is the family upgrade you've been waiting for—sleek, spacious, and



built by one of Alberta's most trusted  
builders. Hot tub is negotiable!  
Contact your favourite REALTOR® today to  
book your private tour!

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251025    |
| Price          | \$574,500   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,199       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 506 Gateway Crescent S |
| Subdivision | Southgate              |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1K 5C3                |

### Amenities

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

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Laminate Counters, Open Floorplan                             |
| Appliances        | Dishwasher, Dryer, Induction Cooktop, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                      |
| Cooling           | Central Air                                                                  |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Gas, Living Room                                                             |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Lot Description   | Back Yard, City Lot, Front Yard, Wedge Shaped Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding                                      |
| Foundation        | Poured Concrete                                   |

## Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 23rd, 2025 |
| Zoning      | R-L               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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