

# \$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

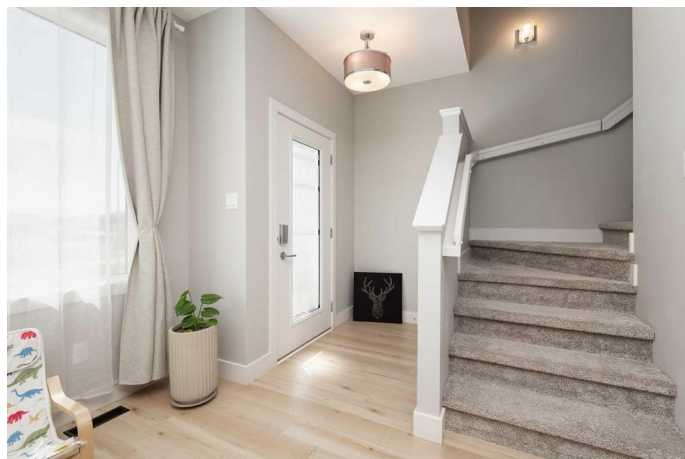
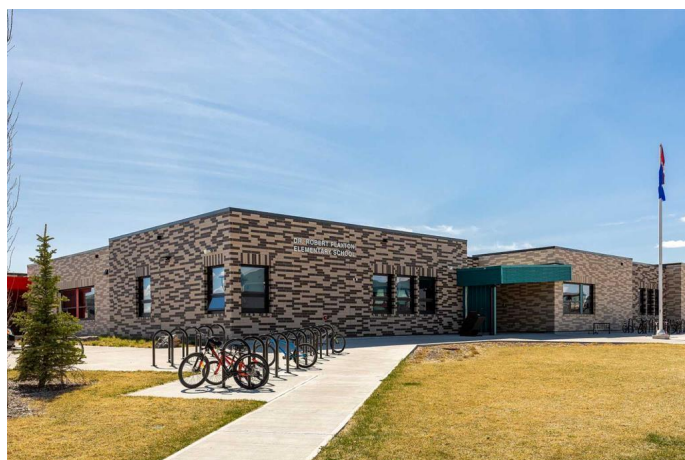
Here is your opportunity to own a fantastic 1/2 duplex right across the street from Dr. Robert Plaxton Elementary school! This immaculate home shows just like new at a great price! An open concept main floor with high ceilings, spacious kitchen with quartz countertops & subway tile, large kitchen island, 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 | 12               |
| Zoning         | R-M              |

### **Listing Details**

|                |   |
|----------------|---|
| Listing Office | Royal LePage South Country - Lethbridge |
|----------------|---|

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