

\$564,500 - 506 Gateway Crescent S, Lethbridge

MLS® #A2262615

\$564,500

4 Bedroom, 3.00 Bathroom, 2,199 sqft

Residential on 0.10 Acres

Southgate, Lethbridge, Alberta

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. Sellers are happy to remove hot tub prior to possession, or include it as part of the sale, subject to negotiation with an accepted offer.!

Contact your favourite REALTOR® today to book your private tour!

Built in 2007

Essential Information

MLS® #	A2262615
Price	\$564,500
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, Open Floorplan, Laminate Counters
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 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 October 6th, 2025
Days on Market 30
Zoning R-L

Listing Details

Listing Office SUTTON GROUP - LETHBRIDGE

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.