

# \$424,900 - 4521 Fairmont Gate S, Lethbridge

MLS® #A2226655

**\$424,900**

4 Bedroom, 4.00 Bathroom, 1,150 sqft

Residential on 0.06 Acres

NONE, Lethbridge, Alberta

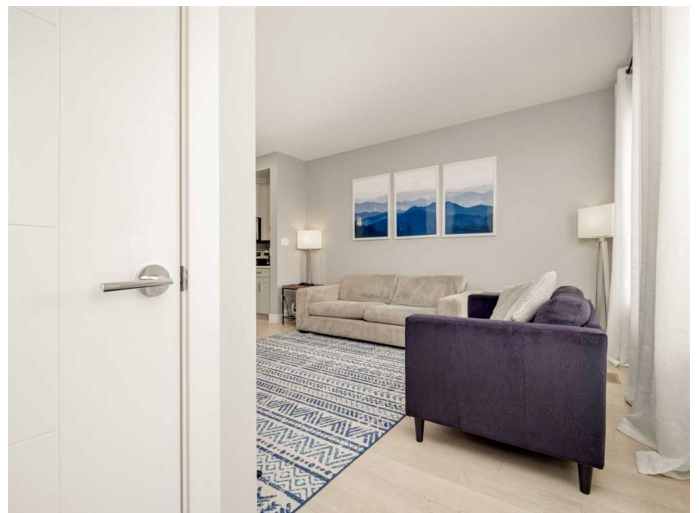
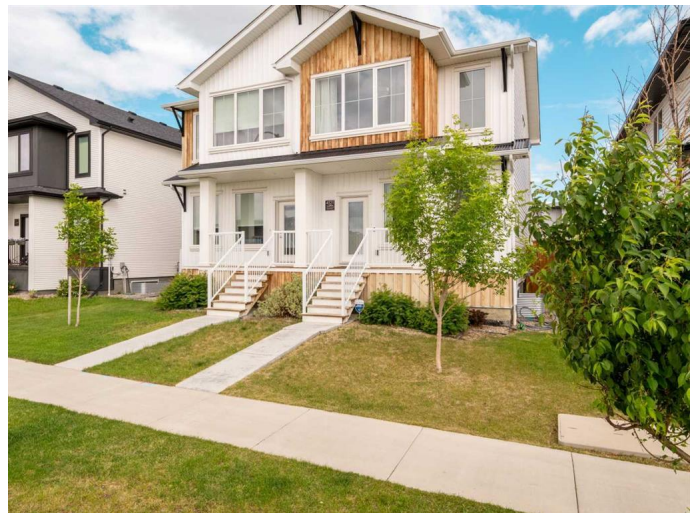
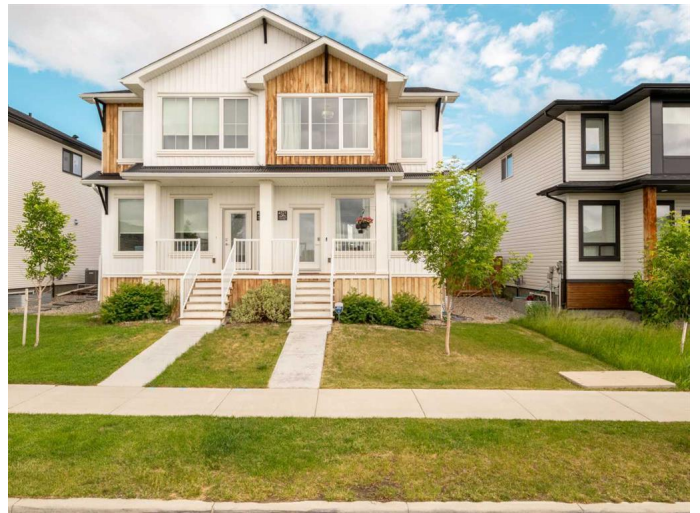
Welcome to your next chapter in Southbrook ... a thoughtfully designed half duplex in one of south Lethbridge's most convenient neighborhoods. With schools and shopping just minutes away, this home offers the kind of location that simplifies daily life.

Inside, the main floor is warm and welcoming, with an open-concept layout that connects the living room, kitchen, and dining area in a way that feels both functional and inviting. A well-placed half bathroom adds everyday convenience. Upstairs, you'll find three bright bedrooms, including a comfortable primary suite, along with a full bathroom.

The fully finished basement extends your living space with a spacious rec room, an additional bedroom, and another full bathroom - ideal for guests, a teenager, or your home office. Outside, the yard is fully landscaped and fenced, ready for summer evenings or a playful pet. And yes ... there's central A/C to keep things cool when the temperature rises.

This home is move-in ready, easy to care for, and located in a community that continues to grow in value and opportunity. Call your real estate professional for your private showing today.

Built in 2019



## Essential Information

MLS® #	A2226655
Price	\$424,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,150
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	4521 Fairmont Gate S
Subdivision	NONE
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8J3

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	66
Zoning	R-M

### **Listing Details**

Listing Office	2 PERCENT REALTY
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