

# \$449,000 - 4615 Fairmont Gate S, Lethbridge

MLS® #A2239804

**\$449,000**

4 Bedroom, 4.00 Bathroom, 1,118 sqft

Residential on 0.06 Acres

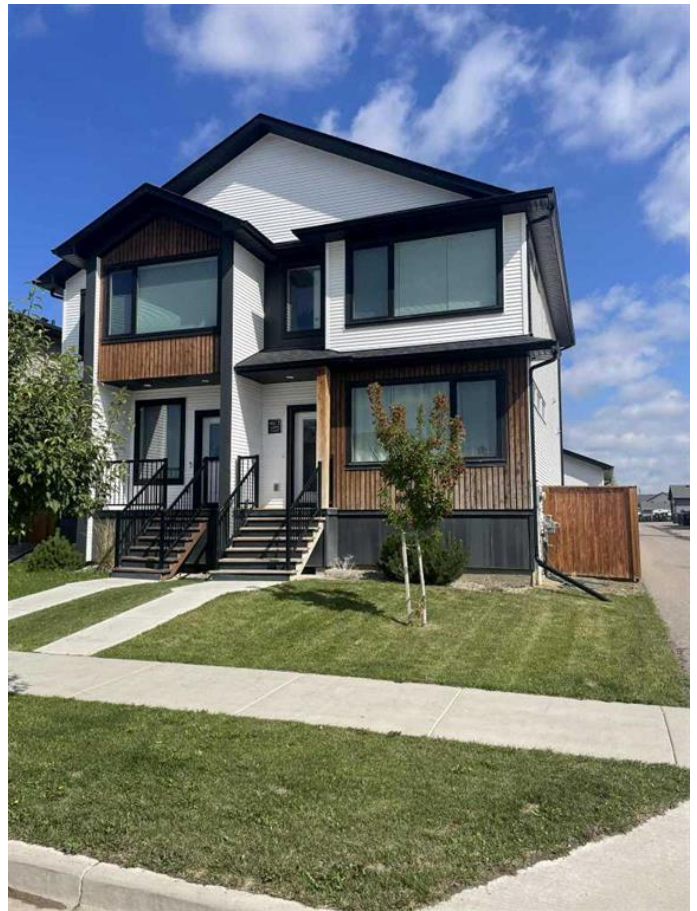
NONE, Lethbridge, Alberta

MOVE-IN READY HOME ACROSS FROM NEW ELEMENTARY SCHOOL! This beautifully designed half duplex in south Lethbridge is perfectly located across from Dr. Robert Plaxton Elementary School - the newest elementary school on the south side of Lethbridge! ? What makes this home special: â€¢ Open-concept living connecting kitchen, dining, and living areas â€¢ 3 bright bedrooms upstairs including a comfortable primary suite with a 4-piece ensuite â€¢ Fully finished basement with rec room, 4th bedroom & full bath â€¢ fenced yard - ready for summer fun! â€¢ Central A/C for those hot summer days â€¢ Minutes from all south-end shopping Perfect for families who want convenience, comfort, and a growing community. This home is move-in ready and designed for easy living! Call your real estate professional for your private showing today!

Built in 2019

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2239804  |
| Price          | \$449,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,118     |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 2019                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4615 Fairmont Gate S |
| Subdivision | NONE                 |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1K 8J7              |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 2                                                                        |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street |
| # of Garages   | 2                                                                        |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                        |
| Heating           | Forced Air, Natural Gas                                                                                |
| Cooling           | Central Air                                                                                            |
| Has Basement      | Yes                                                                                                    |
| Basement          | Finished, Full                                                                                         |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Private |
| Roof              | Asphalt Shingle                                 |
| Construction      | Concrete, Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 22              |

|                        |             |
|------------------------|-------------|
| Zoning                 | R-M         |
| <b>Listing Details</b> |             |
| Listing Office         | REAL BROKER |



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