

4533 Fairmont Gate S
Lethbridge, Alberta

MLS # A2215912



\$394,900

Division:	Discovery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,196 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-

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)

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, All Window Coverings

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!