

## 226 Gateway Manor S Lethbridge, Alberta

**MLS # A2238604**



**\$649,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,635 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance		

<b>Heating:</b>	Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Gas Range, Washer, Dryer, Fridge, Dishwasher		

Big, Beautiful 5 Bedroom, and 3-Bathroom Modified Bi-Level with Walk-Up Basement and Over 3,200 Sq Ft of Living Space! Stucco exterior with stone accents (One of the few in the neighbourhood). Large 23x23 double garage! Main entry features foyer with tiled floors, grand entry, and closet for your coats. There is also an entrance to the garage. Main level is an open plan with vaulted ceilings and hardwood floors in living room. Kitchen has granite counters, stainless steel appliances(including brand new fridge), plenty of cupboards, and a large pantry. There is even a office on the main level for getting some work done. Dining room is a good size and fits a large table. There is also a door to the deck out back and a space for your BBQ and stairs going down to your yard. Back inside, the living room features two large windows along the south-facing rear of the home and let in tons of natural light (perfectly positioned for future solar panel installation). Main floor also has 2 big bedrooms with carpet flooring and a full bathroom with tub/shower combo. Upper level houses a primary retreat bedroom that has a tray ceiling, 5 piece ensuite with sink, large soaker tub, and separate walk-in shower. There is also a big walk-in closet. Fully developed basement has massive family room with gas fireplace, 2 more large bedrooms(each with their own walk-in closet), another full bathroom, sunroom/gym area that walks up to the back yard, and utility/furnace room with secondary laundry hookups. Home has conveniences of central Air Conditioner and Hot Water. Step outside to the sunroom and with just 6 steps up to the backyard. The backyard is fenced & landscaped, with underground sprinklers in the front lawn of course. Home backs onto open farmland with green views. Move in and enjoy summer in one of Lethbridge's Best South Side Neighbourhoods! Just down the street is a

school park space to run and play. Also just 2 min drive to Superstore, Costco, and Walmart. Super convenient!