

**4356 Fairmont Gate S
Lethbridge, Alberta**

MLS # A2284120



\$729,900

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,869 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, P		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed, Stone	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Sump Pump(s)

Inclusions: Fridge, induction cooktop, BI oven, BI microwave, dishwasher, washer/dryer, window hardware/coverings, central AC, garage door opener & 2 remotes, HW on demand, tv mount x 1 in lg primary, attached shelving in the garage, bathroom mirrors & rods, hook shelves in mudroom, closet built ins/organizers, Tall dark grey garage built ins in garage

OPEN HOUSE Feb 28/Mar 1 @ 11am-2pm!!! If being steps from the school and having space for the whole family is high on your list, this Avonlea home (Peyton Floorplan) is one you need to see in person. Featuring a RARE TRIPLE ATTACHED GARAGE and backing directly onto the school greenspace, this home offers the kind of location families dream about—safe, convenient, and surrounded by established community charm. Inside, you’ll love the thoughtful layout, with the oversized foyer PLUS a walk-in MUDROOM with french doors (perfect to hideaway the clutter), a walkthrough pantry into the customized kitchen. Which opens up to the dining room & living room where the WALL OF WINDOWS lets in so much natural light, you will be dreaming of entertaining friends & family - or even thinking about the best ways you can decorate for the holidays. Upstairs, with a huge open to the main floor you will find TWO PRIMARY SUITES, each with stunning 4-piece ensuite bathrooms, beautiful walk-in closets, and one complete with a freestanding tub with a 2 way fireplace for a true spa-like feel. A basement that doesn’t feel like a basement; the fully finished basement includes two additional generous bedrooms and a 5-piece bathroom, perfect for kids, guests, or a growing family. And the upgrades? They’re everywhere you look! Enjoy underground sprinklers (front, back, and side), a paneled fridge and custom hood fan, elegant porcelain tile throughout, upgraded quartz countertops & backsplashes, custom vanities, and high-end light fixtures throughout. Add in THREE fireplaces, upgraded garage doors with additional windows, UV coated windows, extra sound proofing, and you’ve got a home that’s both upscale and built for real family life. This is the kind of mature, move-in-ready home that doesn’t come along

often—especially in a location like this. Book your private showing with your favorite REALTOR® today.