Anne French
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442 Gateway Crescent S
Lethbridge, Alberta

MLS # A2353115

$669,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,461 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Landscaped, Lawn		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Asphalt, Vinyl Siding	**Zoning:**	R-CL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Tankless Hot Water, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Location, Location, Location. Lot size, Lot size, Lot size. This beautifully maintained walkout bi-level is a must see! Super open concept, lots of natural light. The yard and entertaining area is just fantastic. Everything is upgraded from the furnace (2024), HW on demand (2024), new roof (2021). This home is move in ready! Don't miss this one!

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