Anne French
Your REALTOR®
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403-894-9537
anne@locknkeyrealty.ca

259 Gateway Manor S
Lethbridge, Alberta

MLS # A2356260

$624,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,406 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Kitchen Island		

Inclusions: NA

Welcome to 259 Gateway Manor! Nestled within the beautiful community of Fairmont, this meticulously crafted bungalow presents an exceptional opportunity for comfortable living and entertaining. Occupying a desirable corner lot within this sought-after neighborhood, the home offers both privacy and convenient access to surrounding amenities. Spanning over 2000 square feet of developed space, the bungalow boasts five bedrooms—two on the main floor and three in the basement—alongside three full bathrooms, including a luxurious four-piece ensuite. Hardwood flooring graces the main level, complemented by carpet and tile throughout, creating warm and inviting spaces. An open kitchen featuring a central island provides a hub for culinary creativity. Laundry convenience is ensured with a main level laundry room, and central air provides refreshing comfort during warmer months. Two fireplaces, one electric and one gas, add ambiance and warmth to distinct areas within the home. The finished basement provides versatile living space with three additional bedrooms and ample room for entertaining. Outside, the back deck invites relaxation and enjoyment of the expansive backyard!

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