

**19 Fairmont Gate S
Lethbridge, Alberta**

MLS # A2198033



\$515,000

Division:	Fairmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,354 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Yard Drainage		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Vinyl Windows		
Inclusions:	underground sprinklers		

This stunning 2-storey, open-concept home is situated in the highly sought-after Fairmont community of Lethbridge. It offers 3 spacious bedrooms upstairs, including a large primary suite with a walk-in closet and a 4-piece ensuite bathroom. The home features 3.5 bathrooms and 1,746 square-feet of liveable space, ready for you to make your own! The main floor boasts high ceilings and warm feelings throughout. The expansive living area is enhanced by a triple-sided natural gas fireplace, creating a cozy ambiance. The kitchen and dining area showcase beautiful hardwood floors, a breakfast bar and a pantry, providing ample storage space. The fully finished basement offers a generous family room, an additional natural gas fireplace, a full bathroom, and a laundry area. Step outside to a large 2-tier deck in the backyard, complete with a natural gas outlet for your barbecue, making it perfect for outdoor entertaining. Additional features include a double, heated, attached garage measuring 22x20, equipped with an overhead mezzanine for extra storage. The property also includes underground sprinklers and air conditioning for added comfort. Located close to schools, shopping centers, and walking paths, this home offers both convenience and luxury. Don't miss the opportunity to view this exceptional property. Contact your favorite REALTOR® to schedule a showing today.