

466 Gateway Crescent S  
Lethbridge, Alberta

MLS # A2245431



**\$559,000**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,341 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, central vacuum with attachments, window coverings, tv wall mounts, garage door opener with remotes

Welcome to 466 Gateway Crescent S, a beautifully maintained 5-bedroom, 3-bathroom bi-level home located in highly desirable, Fairmont. This spacious and inviting property features an open-concept floor plan with vaulted ceilings, large windows, and thoughtful updates throughout. The main floor offers a bright living space, a functional kitchen with island and pantry, and a dining area that opens onto the back deck—perfect for family gatherings and entertaining. The primary suite is on its own level and includes a walk-in closet and private ensuite, while two additional bedrooms and a full bath complete the main level. Downstairs, you'll find two more generously sized bedrooms, a large family room, and plenty of storage. Situated on a landscaped lot with a fully fenced backyard, this home also boasts a double attached garage and central air conditioning for year-round comfort. Located just minutes from schools, parks, shopping, and walking trails, this property combines convenience and lifestyle in a quiet, family-friendly community. Don't miss your opportunity to own a clean, move-in-ready home in one of South Lethbridge's most sought-after areas. Contact your favourite REALTOR &reg; to book your showing today!