

# \$519,999 - 247 Gateway Manor S, Lethbridge

MLS® #A2224916

**\$519,999**

4 Bedroom, 3.00 Bathroom, 1,297 sqft  
Residential on 0.12 Acres

Fairmont, Lethbridge, Alberta

Check out this gorgeous house located in the highly sought-after Fairmont community, this beautifully maintained fully developed bungalow offers spacious living, a smart layout, and outstanding curb appeal.

The main floor features an open-concept design with vaulted ceilings, a bright kitchen with island, and a generous living and dining area. The primary suite includes a walk-in closet and private ensuite, while another bedroom/office is ideal for remote work.

Downstairs, enjoy a large family room, two additional bedrooms, a full bath, second office/hobby space, and tons of storage.

Step outside to a landscaped backyard oasis with a deck, pergola, and patio – perfect for summer relaxation. Additional highlights include central A/C, double garage, and proximity to schools, parks, walking paths, and major shopping like Costco and Fairway Plaza.

This is an ideal home for families, professionals, or anyone looking to live in a quiet, established south Lethbridge neighbourhood.

Schedule a showing today with your REALTOR®

Built in 2010

## Essential Information



MLS® #	A2224916
Price	\$519,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,297
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	247 Gateway Manor S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K5P2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	76
Zoning	R-L

### **Listing Details**

Listing Office	Initia Real Estate
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.