

# \$568,000 - 223 Gateway Manor S, Lethbridge

MLS® #A2225950

**\$568,000**

4 Bedroom, 3.00 Bathroom, 1,211 sqft

Residential on 0.10 Acres

Fairmont, Lethbridge, Alberta

Welcome to 223 Gateway Manor S! Located in one of the most desirable neighbourhoods in Lethbridge, this 1,211 square foot home has everything you need. From entering the front door, there's plenty of room for storage of coats and shoes, along with the entrance to the big double attached garage. The main level is nice and open with tons of windows. This level boasts two bedrooms, including the main that is complete with a walk-in closet and a 4pc ensuite. The open floor plan includes a kitchen with a large island, a dining area, and a living room. You also have access to the deck from the dining room which is perfect for those warm evenings. Completing the main level is the 4pc bathroom. Moving downstairs, there's a huge family room perfect for movie nights, two more bedrooms, a 4pc bathroom, and a utility room with laundry appliances. The backyard is an amazing oasis during the warm months as it has tons of green space for the kids along with a deck and a patio. Don't sleep on this one – contact your favourite REALTOR® today!

Built in 2009

## Essential Information

MLS® #	A2225950
Price	\$568,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,211
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	223 Gateway Manor S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K5S1

### **Amenities**

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

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 2nd, 2025  
Days on Market                70  
Zoning                              R-L

**Listing Details**

Listing Office                    Onyx Realty Ltd.

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