

# **\$649,000 - 226 Gateway Manor S, Lethbridge**

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MLS® #A2238604

## **\$649,000**

4 Bedroom, 3.00 Bathroom, 1,635 sqft

Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

Welcome to this stunning home featuring a stucco exterior with stone accents a rare upgrade in the neighborhood and a spacious 23' x 23' double garage.

Step into the grand tiled foyer, complete with a large coat closet and convenient garage access. The main level boasts an open concept layout with vaulted ceilings and hardwood floors throughout the living area.

The kitchen is a chef's dream, offering granite countertops, stainless steel appliances (including a brand new appliances), ample cabinetry, and a walk-in pantry. There's even a dedicated main floor office, perfect for working from home.

The dining area easily accommodates a large table and opens to a rear deck ideal for BBQing with stairs leading to your private backyard. Inside, the south-facing living room is flooded with natural light through two oversized windows, roof is perfectly positioned for future solar panel installation.

The main floor also includes two generously sized bedrooms with carpet flooring and a full 4-piece bathroom with a tub/shower combo.

Head upstairs to your private primary retreat, featuring a tray ceiling with glow lights, luxurious 5-piece ensuite with sink, a large soaker tub, walk-in shower, and a massive



walk-in closet.

The fully finished walk-up basement features a huge family room with a cozy gas fireplace, two additional large bedrooms each with their own walk-in closets, another full bathroom, a sunroom/flex space (perfect as a home gym or play area), and a utility room with secondary laundry hookups.

This home is equipped with central air conditioning and large hot water tank for year round comfort. Step out from the sunroom and take just six steps to your fenced, landscaped backyard, which backs onto open farmland and green views. Underground sprinklers keep your front lawn lush and green.

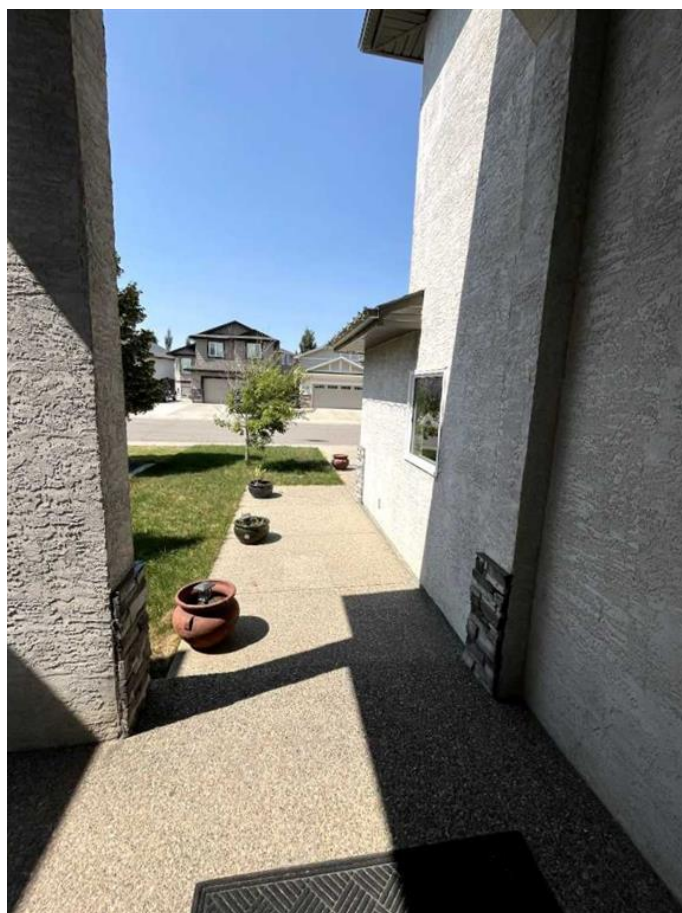
Located in one of Lethbridge's™ best Southside neighborhoods, you're just a short walk from parks and school playgrounds, and only a 2-minute drive to Costco, Walmart, Superstore, and more.

Bonus: The seller has already scheduled a carpet company to re-stretch existing carpet to move-in ready!

Built in 2008

### Essential Information

MLS® #	A2238604
Price	\$649,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,635
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached



Style	Bi-Level
Status	Active

### Community Information

Address	226 Gateway Manor S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K5S1

### Amenities

Parking Spaces	518
Parking	Double Garage Attached, Garage Door Opener, Aggregate
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s)
Appliances	Dishwasher, Gas Cooktop
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Balcony, Garden, Lighting, Private Yard, Storage, Barbecue
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	July 10th, 2025
Days on Market	19

Zoning	R-L
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## **Listing Details**

Listing Office	Royal LePage South Country - Lethbridge
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