

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

MLS® #A2238604

\$649,000

4 Bedroom, 3.00 Bathroom, 1,635 sqft

Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

Big, Beautiful 5 Bedroom, and 3-Bathroom Modified Bi-Level with Walk-Up Basement and Over 3,200 Sq Ft of Living Space! Stucco exterior with stone accents (One of the few in the neighbourhood). Large 23x23 double garage! Main entry features foyer with tiled floors, grand entry, and closet for your coats. There is also an entrance to the garage. Main level is an open plan with vaulted ceilings and hardwood floors in living room. Kitchen has granite counters, stainless steel appliances(including brand new fridge), plenty of cupboards, and a large pantry. There is even a office on the main level for getting some work done. Dining room is a good size and fits a large table. There is also a door to the deck out back and a space for your BBQ and stairs going down to your yard. Back inside, the living room features two large windows along the south-facing rear of the home and let in tons of natural light (perfectly positioned for future solar panel installation). Main floor also has 2 big bedrooms with carpet flooring and a full bathroom with tub/shower combo. Upper level houses a primary retreat bedroom that has a tray ceiling, 5 piece ensuite with sink, large soaker tub, and separate walk-in shower. There is also a big walk-in closet. Fully developed basement has massive family room with gas fireplace, 2 more large bedrooms(each with their own walk-in closet), another full bathroom, sunroom/gym area that walks up to the back yard, and utility/furnace room with secondary laundry



hookups. Home has conveniences of central Air Conditioner and Hot Water. Step outside to the sunroom and with just 6 steps up to the backyard. The backyard is fenced & landscaped, with underground sprinklers in the front lawn of course. Home backs onto open farmland with green views. Move in and enjoy summer in one of Lethbridge's Best South Side Neighbourhoods! Just down the street is a school park space to run and play. Also just 2 min drive to Superstore, Costco, and Walmart. Super convenient!

Built in 2008

Essential Information

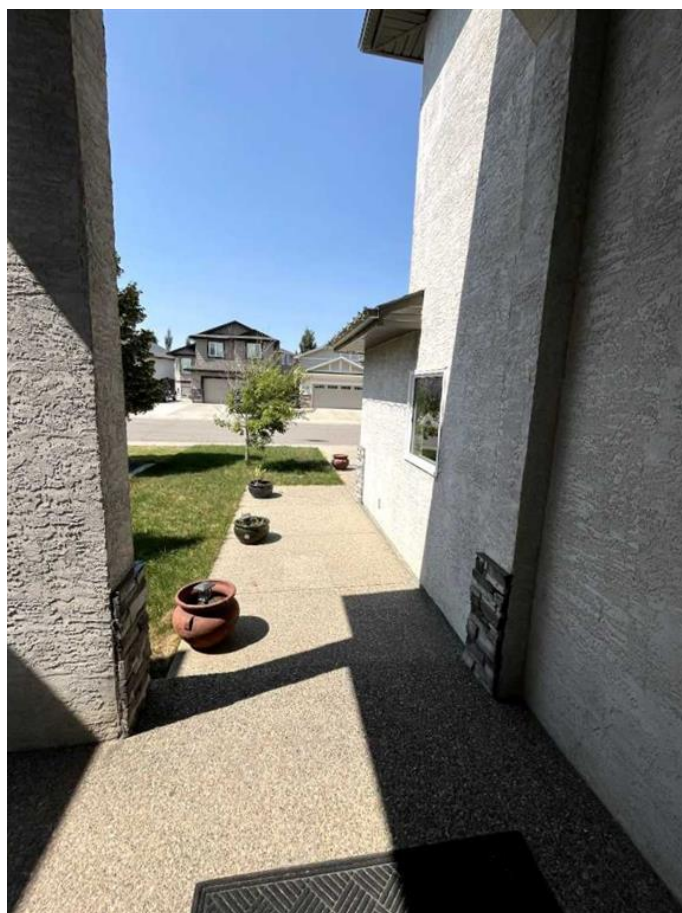
MLS® #	A2238604
Price	\$649,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,635
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

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, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Gas Cooktop

Heating Central, Fireplace(s)

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Basement, Gas

Has Basement Yes

Basement Finished, Full, Walk-Up To Grade

Exterior

Exterior Features Balcony, Barbecue, Garden, Lighting, Private Yard, Storage

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 8

Zoning R-L

Listing Details

Listing Office Royal Lepage South Country - Lethbridge

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