

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

MLS® #A2238604

\$649,000

5 Bedroom, 3.00 Bathroom, 1,635 sqft

Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

Welcome to 226 Gateway Manor S, Lethbridge. A beautifully upgraded 5 bedroom, 3 full bathroom bi-level home located in the highly sought after Southgate neighbourhood on Lethbridge's vibrant Southside. This stunning residence offers over 3,200 sqft of finished living space and a fully developed walk-up basement, perfect for large families or multigenerational living.

Featuring a rare stucco exterior with stone accents, this home stands out with excellent curb appeal and a spacious 23' x 23' double attached garage. Step inside to a grand tiled foyer with garage access and coat closet. The main level boasts an open-concept layout, vaulted ceilings, and hardwood floors throughout the living areas.

The chef's kitchen includes granite countertops, brand-new stainless steel appliances, an oversized pantry, and a built-in workstation perfect for remote work or homework. The dining area opens to a covered rear deck, ideal for entertaining with BBQ and stairs leading to a private, fenced backyard.

This north-facing home features a bright, south-facing living room that is bathed in natural sunlight through oversized windows. The roof's orientation also makes it perfectly suited for future solar panel installation. The main level includes two



generously sized bedrooms and a 4-piece bathroom with a tub/shower combo.

Upstairs, escape to the primary suite retreat with tray ceiling, 5-piece ensuite featuring a soaker tub, walk-in shower, and a massive walk-in closet.

The fully finished basement offers a huge family/recreation room with cozy gas fireplace, two more large bedrooms (each with walk-in closets), another full bathroom, a built-out sunroom/home gym area, and a utility room with secondary laundry hookups.

Additional features include:

Central air conditioning

Underground sprinklers

Low-maintenance landscaping

Backs onto peaceful green farmland – no rear neighbours!

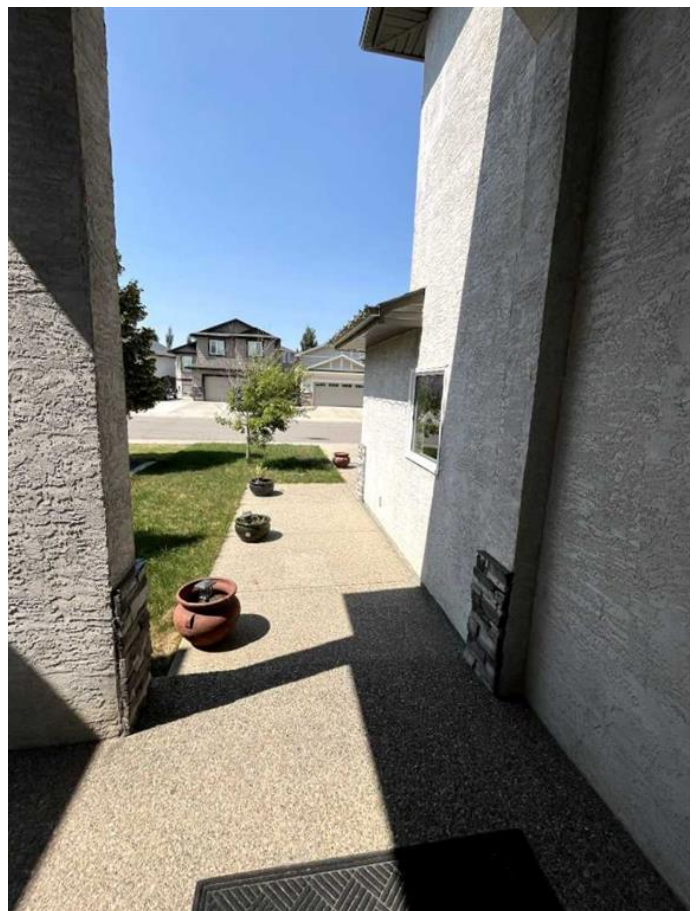
Close to schools, parks, walking/bike paths, Costco, Walmart, and all southside amenities.

Located in one of the best family-friendly neighbourhoods in Lethbridge, this move-in-ready home is the complete package.

Built in 2008

Essential Information

MLS® #	A2238604
Price	\$649,000
Bedrooms	5
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	Aggregate, Double Garage Attached, Garage Door Opener
# 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	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, No Neighbours Behind, Views, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Stucco

Foundation Poured Concrete

Additional Information

Date Listed July 10th, 2025
Days on Market 49
Zoning R-L

Listing Details

Listing Office Royal Lepage South Country - Lethbridge

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.