



GRASSROOTS
REALTY GROUP

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**532 Sixmile Crescent South
Lethbridge, Alberta**

MLS # A2213815



\$595,000

| | | | |
|------------------|--------------------------------------|---------------|------------------|
| Division: | Southgate | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,526 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Low Maintenance Landscape | | |

| | | | |
|--------------------|--------------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Vaulted Ceiling(s) | | |

Inclusions: N/A

5 bedroom, 3 bathroom home in Southgate community. Well maintained property with great space throughout the home. Vaulted ceilings on the main floor and large windows downstairs allow lots of light into the great home. 2 gas fireplaces to keep you cozy. Granite counter tops and stainless appliances in the nicely sized kitchen with oversize island. Gas stove for your cooking pleasure! Generously sized master suite set as a bonus space above the garage. Large jetted tub included in the 5pc ensuite along side large walk in closet. There's 2 bedrooms on the main floor and another 2 large bedrooms in the basement. Nice size deck off the dining room makes BBQ'ing easy! The double attached garage makes life convenient as well!!! Contact your favourite Realtor® for a viewing!