



GRASSROOTS
REALTY GROUP

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**29 Sixmile Road S
Lethbridge, Alberta**

MLS # A2229185



\$749,500

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,689 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	fridge, stove, dishwasher, washer, dryer, microwave, window coverings, a/c unit, garage door openers and controls, shed (moveable), u/g sprinklers		

Discover refined living in this stunning bi-level home, custom built by Greenwood Homes, ideally situated in one of South Lethbridge's most coveted neighbourhoods. Backing directly onto the tranquil waters of Southgate Lake and bordered by a scenic greenbelt, this location offers an exceptional blend of privacy, beauty, and convenience. Spanning over 1,600 sq. ft. above grade and fully developed throughout, this meticulously maintained residence combines timeless craftsmanship with modern comfort. The open-concept design is accentuated by soaring vaulted ceilings, rich granite countertops, maple cabinetry, and expansive windows that flood the home with natural light while offering picturesque views of the lake and surrounding park space. The heart of the home features a spacious living and dining area, perfect for both family life and entertaining. A well-appointed kitchen opens seamlessly to the main living space, while the large bedrooms provide plenty of room for rest and relaxation. The primary suite is a true retreat, complete with a generous walk-in closet, jetted jacuzzi tub, and separate shower. Downstairs, the fully finished basement offers two additional large bedrooms, a full bathroom, and an inviting family room warmed by a corner gas fireplace—ideal for cozy evenings in. Enjoy outdoor living at its finest with a well landscaped yard, underground sprinklers, and an east-facing deck where you can sip your morning coffee while overlooking the calm lake waters. Additional features include main floor laundry, an “actual” double garage, central air conditioning, Hunter Douglas window coverings, and a gas line for your BBQ. Located just minutes from major southside amenities—including Costco, Walmart, Home Depot, Lowe's, and an array of restaurants—this home offers an

unmatched lifestyle opportunity in South Lethbridge. Homes in this setting rarely come available. Don't miss your chance to make this exceptional property your own.