



GRASSROOTS
REALTY GROUP

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**295 Sixmile Ridge S
Lethbridge, Alberta**

MLS # A2235264



\$739,500

Division:	Southgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,725 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Pristine Custom built Bi level home with Huge Primary bedroom over garage, massive walk in closet, extra large 5 piece ensuite, 3 sided fire place in the primary bedroom, large soaker tube, balcony off bedroom. Main floor laundry, open floor plan, many executive upgrades, granite counters, fire place, 2 more bedrooms and a large deck. Down stairs is suited with separate laundry, private walk out entrance and 2 more bedrooms, great for a large family, mom and dad suite or revenue income.