



GRASSROOTS
REALTY GROUP

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**428 Sixmile Cove S
Lethbridge, Alberta**

MLS # A2246817



\$700,000

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,006 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Pantry, Soaking Tub		

Inclusions: Fridge(Ice maker- "AS/IS"), stove, dishwasher, hood fan, microwave, washer, dryer, blinds, garage door opener + remote, U/G sprinklers, garage shelving, closet system in spare room, central air conditioner, blinds

A fully finished 2 storey in Sixmile - located in a quiet cul-de-sac with bonus living room, private yard and totally turn-key for you! Stepping inside the main floor there is an open concept living, dining and kitchen area complete with gas fireplace, quartz countertops, corner pantry and a convenient half bathroom just a few steps away from the entertaining area. There's a spacious bonus living room upstairs that can easily host a home office, play room, movie room or home gym! 3 bedrooms are also upstairs along with 4 piece shared bathroom, 5 piece ensuite featuring soaker tub and dual vanities and a laundry room! The finished basement offers a cozy family room, fourth bedroom, 3 piece bathroom and storage space. The deck is covered and has built-in secure storage under it, there's a stamped patio and a beautifully landscaped yard to enjoy as well! Great access to amenities and this family-friendly neighbourhood can be a great fit for you!