



GRASSROOTS
REALTY GROUP

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330 Sixmile Lane S
Lethbridge, Alberta

MLS # A2248127



\$649,900

Division:	Southgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,681 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, See Remarks, Standard Shaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Tankless Hot Water		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Garburator, Washer, Dryer, Built in Vac and Attachments including Kick-Sweep, Central Air Conditioning, Window Coverings, Garage Overhead Opener and Remote, Planter Box in Back Yard

Gleaming one-owner home that shows incredibly bright and fresh! Featuring an extremely vast and open plan (total of 2,740 sq. ft.), loads of natural light, soaring vaulted ceilings, and a walk-out basement. Lots of extras touches were put into the original build such as quartz countertops, soft-close kitchen cabinets, wood flooring, Low E Argon windows, R50 insulation in ceiling, 6 ft. tub in main bath, ample main floor laundry, finished garage with forced air furnace, natural gas stem on deck, and "Hardie Plank" siding. The MASSIVE family room down is the ideal space for your fun holiday get-togethers, and the sprawling great room up provides the perfect venue for your dinner parties. Updates in recent years include dishwasher and OTR microwave, washer and dryer, kitchen faucet and plumbing, and on demand hot water tank. The shingles were replaced in 2015 too. For your low maintenance pleasure the ENTIRE back yard has been finished in concrete, and the side yard around the house has been poured in concrete as well. Quick possession may be available. A bit of a "twist" to your typical design as the primary bedroom is actually on the MAIN level. You don't find THIS style of bilevel available very often, so hurry up and contact your preferred real estate professional soon.