



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**330 Sixmile Lane S**  
**Lethbridge, Alberta**

**MLS # A2248127**



**\$649,900**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,681 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, See Remarks		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, See Remarks, Standard Shaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	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, natural gas stem in garage AND 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.