



GRASSROOTS
REALTY GROUP

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**709 Sixmile Crescent S
Lethbridge, Alberta**

MLS # A2254873



\$639,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,395 sq.ft.	Age:	2020 (5 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Hea		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Street Lighting, Underground Sprinklers, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Track Lighting, Walk-In Closet(s)		
Inclusions:	TV Mount in Living Room & Master Bedroom, Garage Cabinets, Gemstone Lighting, Underground Sprinklers, All Custom Built-Ins		

Welcome to this beautifully crafted turn-key home in one of South Lethbridge's most desirable and growing communities, Sixmile. With 5 bedrooms and 3 full bathrooms, this property offers plenty of space for families seeking comfort and convenience. Step inside to discover custom carpentry details throughout that make this bi-level truly one of a kind. The open-concept main floor features a modern kitchen complete with a butler's pantry — a dream for coffee lovers and entertainers alike. Just off the dining area, the covered deck provides privacy and wind protection, creating the perfect spot to relax and take in stunning prairie sunsets. Downstairs, the lower level impresses with 3 oversized bedrooms, each with generous closet space, as well as a spacious family room ideal for gatherings or a home theatre. Additional highlights include: Double attached garage with plenty of storage. Gemstone Lighting, Close proximity to Lethbridge Polytechnic, schools, shopping, Lethbridge Airport, Golf Course, Walkways, easy access to major roadways to quickly get around Lethbridge and amenities. This home truly blends thoughtful design with functionality — offering space, style, and unbeatable location. A must-see for buyers looking to settle into South Lethbridge living!