



GRASSROOTS
REALTY GROUP

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**692 Sixmile Crescent S
Lethbridge, Alberta**

MLS # A2258561



\$695,000

Division:	Southgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,552 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Private, Underground Sprinkler		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Fridge, stove, dishwasher, washer, dryer, all window coverings, A/C unit, garage door openers,		

Here's your chance to move into a desirable modified bi-level home! Welcome to 692 Sixmile Crescent S. Located in a great location, this 1,551 square foot home has everything you need. Upon opening the front door, you're greeted with a large foyer that attaches to the double garage. The main level is an open floor concept with a large kitchen and a dining area that will fit the whole family. A big living room, a bedroom, 4pc bathroom, and laundry completes the main level. Upstairs features the primary bedroom with a 5pc ensuite and walk-in closet. The basement houses two more bedrooms and a 4pc bathroom. The large recreation room will be perfect for family nights and for hosting friends. Out back, the backyard has tons of space for the kids and a balcony that is perfect for summer evenings. Don't miss out on this one — contact your favourite REALTOR® today!