



GRASSROOTS
REALTY GROUP

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1712 Sixmile View S
Lethbridge, Alberta

MLS # A2266463



\$719,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,422 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, hood fan, 2x garage door openers, A/C unit

Welcome to Bungalow living at its finest! This home is sure to please with its 4 bedrooms, open floor plan and high Vaulted ceilings. As soon as you walk in, you'll be drawn to the natural light that fills the living room and dining room, thanks to the large windows. The kitchen kitchen features stone countertops, a large island and plenty of cabinet space. The master bedroom has a 5 pc ensuite and walk in closet. The basement is fully finished with 9' ceilings, 3 other bedrooms as well as a 4 pc bathroom.