



GRASSROOTS
REALTY GROUP

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1428 6 Avenue N
Lethbridge, Alberta

MLS # A2283521



\$619,900

Division:	Westminster		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,772 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Zoned	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Blinds, Garage Gas Heater, Moveable Shed

Located in a well-established central neighbourhood, this custom-built home offers the perfect balance of quality construction, thoughtful design, and everyday convenience. Built in 2016 by Sherlock Homes, this property is surrounded by mature streets and is close to schools, parks, shopping, and all essential amenities. Set on a generous lot, the home features RV parking, an oversized double attached garage, and a layout designed for flexibility and function. With 5 bedrooms and 3 full bathrooms, there is space for families, guests, or those needing extra room to work from home. The primary bedroom is complete with a beautiful ensuite featuring heated floors, adding a touch of everyday luxury. The walk-out lower level offers direct access to the backyard and is currently used as a separate entry, providing excellent options for future flexibility. Quality shows throughout, including gas lines on both the upper and lower decks, and a zoned furnace servicing all three levels, ensuring comfort and efficiency year-round. This home was thoughtfully built with long-term living in mind and is truly move-in ready for its next owners. Be sure to explore the floor plan, virtual tour, and photos to fully appreciate everything this property has to offer — you won't be disappointed.