



**525 Sixmile Crescent S  
Lethbridge, Alberta**

**MLS # A2291647**



**\$639,900**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,664 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Underground Spr		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** See appliances.

Exceptionally well maintained 5 bedroom, 3.5 bathroom modified bi-level home in desirable Sixmile Neighbourhood originally built by 5P's Construction. Hardiboard siding with stone accents for exterior. This home has a nice welcoming entry/foyer with closet and entrance to garage. Main level features high ceilings and laminate floors. Kitchen has granite counters, full ceiling height cabinets, drawers for your pots and pans, a corner pantry, and stainless steel appliance package. There is also a pot-filler by the stove. Dining room has door to deck out back that features a gas line for your BBQ. Living room has heightened ceiling, custom built-ins, and floor to ceiling stone wall surrounding the gas fireplace. The primary bedroom is also on the main floor and features a tray ceiling, 5 piece ensuite with double sinks, separate tub, and walk-in shower. Another 2 piece bathroom completes the main. Upper level houses 2 good size bedrooms(one with a walk-in closet), another full bathroom with tub/shower combo, a laundry closet, and a large linen closet. The basement is fully developed with a large family room that features more custom cabinetry, a wet bar, 2 big bedrooms that each have a walk-in closet, and another full bathroom with tub/shower combo. There is also a utility room with good storage space. Backyard is fenced and landscaped with underground sprinklers and enclosed storage under the deck. There is also a gate to the alley that would allow for RV parking for a smaller RV. Garage up front is heated and insulated for your vehicles. Home has conveniences of central a/c, central vac, and tankless hot water. South side living is so convenient being close to a plethora of shopping, restaurants, medical, and other amenities. Move in and enjoy the good life!