



**299 Sixmile Ridge S  
Lethbridge, Alberta**

**MLS # A2145443**



**\$609,900**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Interior Lot, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** fridge, stove, dishwasher, hood vent, , microwave, washer dryer, a/c unit, central vac and attachments, all window coverings, 2 garage door opener and controls.

Discover this quality-built, fully developed bungalow in the sought-after neighborhood of Sixmile. With 1,352 sq. ft. above grade, this home boasts 4 bedrooms, 3 bathrooms, and main floor laundry. Enjoy an open concept layout with vaulted ceilings, a gorgeous custom kitchen featuring granite countertops, stainless steel appliances, and elegant tile and hardwood flooring throughout. This home comes equipped with air conditioning, central vacuum, and a beautiful Sun Coast deck enclosure out back. The epoxy front steps and desert front landscaping add to its charm and curb appeal. The fully finished heated attached garage includes a passage door to the backyard and a concrete lower rear patio. The master bedroom features a tray ceiling, while tinted PVC windows, hot water on demand, and a gas fireplace in the basement family room enhance comfort and convenience. Located close to major southside amenities and shopping such as Costco, Walmart, and Home Depot, this home offers everything you could ever need. Don't miss out on this exceptional property!