



**592 Sixmile Crescent S  
Lethbridge, Alberta**

**MLS # A2146510**



**\$649,900**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,807 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane		

<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>	Composite Siding, Stone	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, A/C, Shed, Window Coverings

Discover this stunning 5-bedroom, 3-bathroom walk-out bi-level home with RV parking, located in the sought-after Southgate Neighborhood of South Lethbridge. This beautiful family home offers an abundance of privacy and luxurious features, perfect for comfortable family living and entertaining. The main living areas are situated at the rear of the home, creating a serene and private environment. The open and spacious kitchen boasts a large granite top island and hardwood flooring, ideal for entertaining friends and family. Access a large upper deck from the dining area, which overlooks a landscaped and fenced pie-shaped backyard. The main floor also includes a separate laundry room, two bedrooms, and a 4-piece bathroom. Upstairs, the expansive master suite provides the ultimate retreat for homeowners, featuring a large walk-in closet and a luxurious 5-piece ensuite bathroom with a soaker tub. The walk-out basement offers a large recreation room, another 4-piece bathroom, and two additional bedrooms with walk-in closets. The concrete patio is perfect for shaded relaxation during hot summer days. This home has been meticulously maintained. Schedule a showing with your favourite realtor today and experience the charm and elegance of this exceptional property!