



**175 Sixmile Ridge S
Lethbridge, Alberta**

MLS # A2147707



\$659,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Southgate | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,623 sq.ft. | Age: | 2009 (15 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite, Walk-Up To Grade | LLD: | - |
| Exterior: | Stucco | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Ceiling Fan(s), Double Vanity, Granite Counters, Jetted Tub, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Hot Tub, Shelving in Garage, Shed

Here is an opportunity to own a great well built home in one of the hottest South side locations. The custom built bilevel has so much to offer. From the moment you walk in you notice the great wide open entrance way. As you walk up into your incredible open concept main floor. Complete with beautiful gas fireplace with custom stonework. moving into the kitchen you will love your massive island, beautiful cabinetry with lots of cupboard space. 2 bedrooms and a full bath on the main floor. Such a great space! Moving into your incredible master suite, this master is HUGE! with its vaulted ceilings and oversized windows you will feel like royalty sleeping in this master. Let alone your incredible 5 pc ensuite that has a great tile shower with dual shower heads. Dual vanity's and jetted soaker tub. The basement of this home may be the best feature to this property. Besides the 9 ft ceilings, large bedroom and a full bath, this home also has a full kitchen in this basement and is considered an Illegal suite.. What a great space for hosting parties, renting it out for some revenue or simply having some family move in with you. Other features of this property include aggregate driveway, stucco exterior and underground sprinklers. Call your favourite realtor to view this property today!