

\$600,000 - 87 Sixmile Road S, Lethbridge

MLS® #A2087851

\$600,000

5 Bedroom, 3.00 Bathroom, 1,611 sqft

Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

Welcome to this spacious 5-bedroom home nestled in the highly sought-after area of Sixmile, just two blocks away from Mayor Magrath. The prime location provides convenient access to major south side shopping, restaurants, amenities, scenic walking trails, and parks, making it an ideal setting for a vibrant lifestyle. With vaulted ceilings and skylights throughout, the home is bathed in natural light, creating a warm and inviting atmosphere. The open concept main floor boasts a modern kitchen equipped with brand new appliances, including a smart stove, microwave, dishwasher, and a brand new furnace. Additional features include a corner pantry, granite counters, and a convenient garb-orator. Beautiful hardwood floors grace the main level, leading into the bright living room adorned with west-facing windows and a cozy gas fireplace. Ascending above the garage, the primary suite awaits, offering a spacious walk-in closet and a stunning ensuite with dual sinks and a jetted tub. Two more well-appointed bedrooms and a full bathroom with granite counters complete the main floor accommodations. Downstairs, the fully finished space unveils an expansive family room featuring a gas fireplace and a convenient wet bar. Two additional large bedrooms and another full bathroom provide ample space for family or guests. Recent upgrades include a new hot water tank and a brand new washer and dryer, adding to the home's modern conveniences. Stepping outside, the private



backyard is surrounded by mature trees, offering a tranquil retreat. The property includes a large garage capable of accommodating a full-size pickup truck and car. The extended driveway easily accommodates parking for three vehicles, plus a 35' trailerâ€”perfect for those with multiple vehicles or recreational toys. Enjoy the proximity to parks and lakes, providing endless opportunities for outdoor activities and family enjoyment. This home combines comfort, style, and practicality, making it an exceptional choice for those seeking a spacious and well-appointed residence in a desirable community.

Built in 2008

Essential Information

MLS® #	A2087851
Price	\$600,000
Sold Price	\$555,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,611
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	87 Sixmile Road S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7N4

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Off Street, See Remarks

Interior

Interior Features	Granite Counters, Jetted Tub, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2023
Date Sold	November 22nd, 2023
Days on Market	9
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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