

\$659,000 - 91 Sixmile Ridge S, Lethbridge

MLS® #A2089161

\$659,000

4 Bedroom, 4.00 Bathroom, 1,904 sqft
Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

This is an incredible 2 STORY: One STORY tells of an amazing location in a quiet cul-de-sac close to the coulees, in Sixmile Ridge, backing onto the water feature, and with amazing homes in the neighbourhood. A 2nd STORY tells of an amazing luxurious house with modernized decor and flooring, contemporary living room and kitchen and a fully developed walk-out basement. Gourmet kitchen with extra vegetable sink, double oven, wine fridge, granite countertops and huge island to congregate around. 3 bedrooms upstairs and a 4th in the bright basement and a main floor conveniently located office. The primary bedroom ensuite features his and her double sinks, a steam shower, and a private water closet. Enjoy the lake view from all floors, and your large BBQ deck.

Built in 2010

Essential Information

MLS® #	A2089161
Price	\$659,000
Sold Price	\$645,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,904
Acres	0.12



Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	91 Sixmile Ridge S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K7N4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, No Neighbours Behind, Landscaped, Street Lighting, Treed, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2023
Date Sold	November 16th, 2023
Days on Market	24
Zoning	R-L
HOA Fees	0.00



Listing Details

Listing Office Royal Lepage South Country - Lethbridge

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.