

\$649,000 - 86 Sixmile Ridge S, Lethbridge

MLS® #A2096247

\$649,000

3 Bedroom, 3.00 Bathroom, 1,483 sqft

Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

Beautiful home in one of the most sought after areas of the city! If you love a city home with a country view, this home just might be for you. It sits on a lot that backs onto an acreage with gorgeous, mature trees. Bonus - a relaxing nature view that doesn't require your maintenance! This bungalow style home has the kitchen, living room, primary bedroom with a beautiful ensuite, the laundry room, a second bathroom and a office area all on the main level. it also has a great sitting area to curl up and read a book. On the lower level there are two more bedrooms and a second living area with a fireplace to snuggle up to on cold nights! Custom built, it features many upgrades, hardwood flooring ,maple finishes, a tankless hot water heater, central air, partially covered deck and the list goes on. . The finished double attached garage with radiant heat is the icing on the cake of this dream home. Call your realtor today to come take a look!

Built in 2010

Essential Information

MLS® #	A2096247
Price	\$649,000
Sold Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,483
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	86 Sixmile Ridge S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5T2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Underground Sprinklers, Views

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	December 21st, 2023
Date Sold	January 29th, 2024
Days on Market	39
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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