

\$534,900 - 267 Sixmile Ridge S, Lethbridge

MLS® #A2099513

\$534,900

5 Bedroom, 3.00 Bathroom, 1,690 sqft
Residential on 0.10 Acres

Southgate, Lethbridge, Alberta

Nice 5 bed, 3 full bath modified bi-level home in desirable Sixmile neighbourhood in South Lethbridge close to all big box shopping, grocery, restaurants, parks, and other amenities. Welcoming entry with good size foyer with separate entrance from garage. Main floor features tiled floors for kitchen, dining room, laundry room, and 4 piece bath. Hardwood floors in living room. Vaulted ceilings on main. Kitchen features granite counters with island and raised breakfast bar, corner pantry, and stainless steel appliances. Living room has large windows with California style shutters, & gas fireplace with mantle and tile surround. Dining room has door to deck out back. Deck has gas line hookup for BBQ. Main floor also features primary bedroom with double closets, and 4 piece ensuite with separate jet tub and shower. Upper level houses 2 big bedrooms above the garage. Basement is fully developed with 9 foot ceilings, huge family room, 2 large bedrooms, and another 4 piece bath. Double Garage is heated and insulated. Backyard is fenced, landscaped and has underground sprinklers. Side yard has a concrete walkway with man door from garage. Home has conveniences of central a/c & central vac. Move in and enjoy living in one of the premium neighbourhoods in the city!

Built in 2011

Essential Information



MLS® #	A2099513
Price	\$534,900
Sold Price	\$515,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,690
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	267 Sixmile Ridge S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5V5

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Landscaped, Standard Shaped Lot, Underground Sprinklers
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed January 3rd, 2024
Date Sold February 9th, 2024
Days on Market 37
Zoning R-L
HOA Fees 0.00

Listing Details

Listing Office REAL BROKER

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