

\$549,900 - 261 Sixmile Common S, Lethbridge

MLS® #A2116300

\$549,900

5 Bedroom, 3.00 Bathroom, 1,634 sqft

Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

Beautiful 5 bedroom, 3 bathroom bi-level with walk-out basement in desirable Sixmile! Welcoming tile floor entry with ceiling open to above! Main floor features hardwood floors and vaulted ceilings with open plan for kitchen, dining room, and living room. Kitchen has granite counters, stainless steel appliances, and a corner pantry. Living room has custom built-ins and a gas fireplace with large windows. Dining room is a good size with door to deck out back. Main floor also houses two good size bedrooms, a full bathroom, and a laundry room. Upper level houses primary bedroom retreat featuring a 5 piece ensuite with separate walk-in shower and deep soaker tub. There is also a nice size walk-in closet. Walk-Out Basement is fully developed with large family room featuring gas fireplace, 2 big bedrooms, another full bathroom, and furnace/utility room. Covered patio below deck out back. Yard is fenced and landscaped with underground sprinklers! Home has conveniences of central a/c and tankless hot water! Move in and enjoy!



Built in 2009

Essential Information

MLS® #	A2116300
Price	\$549,900
Sold Price	\$555,000
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	1,634
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	261 Sixmile Common S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5S7

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	None
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Lot Description	Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	March 30th, 2024
Days on Market	10
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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