

\$789,000 - 72 Sixmile Road S, Lethbridge

MLS® #A2129503

\$789,000

3 Bedroom, 3.00 Bathroom, 1,530 sqft

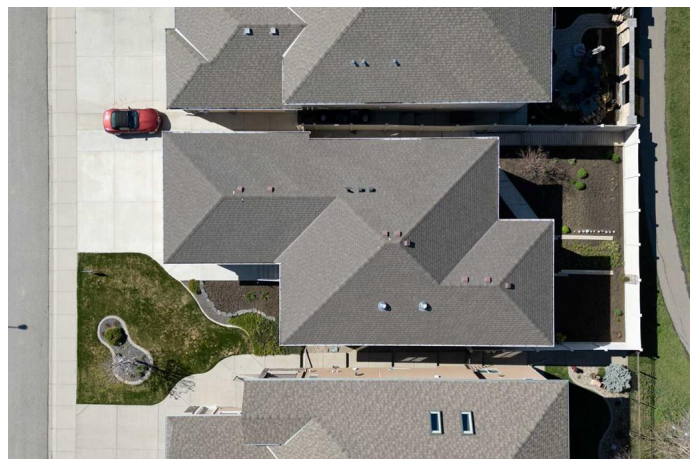
Residential on 0.14 Acres

Southridge, Lethbridge, Alberta

Here's an immaculate Custom Built Executive Bungalow with walkout backing onto the pond in Sixmile at Ridge Park. This home features over 1500 SqFt on the main floor. Boasting 9' ceilings (including a tray ceiling in the primary bedroom), crown moldings, high end hardwood floors, custom kitchen with pantry, granite counters, solar tube lighting, stainless steel appliance, large dining area, main floor laundry, main floor office, large living room with gas fireplace and so much more. Off the dining area you have a very large covered deck with glass railing and wind/privacy glass shields. It's perfect to entertain or just sit back and enjoy the picture perfect view of the pond and park. This floor also boasts a 1/2 bath, a very large primary bedroom complete with a walk-in closet and a 5 piece ensuite. Downstairs is completely developed, with 9' ceilings, large windows, 2 more bedrooms, full bath, family room with fireplace, wet bar and a walkout to a covered patio and yard. This home has a finished large double car garage attached with 15' ceilings, wash tub and heater. This home has so many upgrades. It's even wired for a backup generator. Ask your Realtor for a full list of all the many upgrades built into this home. Easy to show and negotiable possession.

Built in 2013

Essential Information



MLS® #	A2129503
Price	\$789,000
Sold Price	\$774,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,530
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	72 Sixmile Road S
Subdivision	Southridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5S6

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Solar Tube(s), Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Garden, Lighting, Other, Private Yard, Rain Gutters

Lot Description Back Yard, Creek/River/Stream/Pond, Front Yard, Gentle Sloping, Landscaped, Underground Sprinklers, Yard Drainage, Private, See Remarks

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed May 6th, 2024

Date Sold May 13th, 2024

Days on Market 5

Zoning R-L

HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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