

\$670,000 - 11 Sixmile Ridge S, Lethbridge

MLS® #A2135925

\$670,000

4 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

Welcome to your dream home, a stunning four bedroom bungalow that combines luxury and comfort. Set on a beautiful lot backing onto a serene park, this property offers breathtaking views and an array of desirable upgrades throughout. Fresh paint in 2022, New tankless water heater in 2023, Roof was updated in 2014, and beautiful engineered hardwood on the main level. As you step into the inviting foyer, you'll immediately appreciate the attention to detail and quality finishes. The well-appointed kitchen is a chef's delight, featuring granite countertops, stainless steel appliances, a gas range, and a spacious corner pantry. It opens seamlessly to the dining area and living room, where large windows frame the picturesque park views, creating a perfect setting for both entertaining and everyday living. The main floor also boasts a luxurious primary suite with a generous walk-in closet and a spa-like ensuite that includes dual sinks, a relaxing soaker tub, and a custom-tiled shower. For added convenience, the main floor houses a thoughtfully designed laundry room. Downstairs, the expansive family room features a cozy fireplace and a stylish wet bar, making it ideal for family gatherings or entertaining guests. You can conveniently Control all home Audio/Visual, heat and lights from your phone in this Control4 Smart home. The walk-out basement also includes two well-sized bedrooms, a full bathroom, and ample storage space. The outdoor space is



equally impressive, with meticulously landscaped grounds, a covered upper deck with elegant glass railing, and a large patio and deck area perfect for relaxation and outdoor entertaining. Situated on a quiet cul-de-sac, this home offers the tranquility of park-side living with the convenience of being close to major shopping and amenities. With brand new windows and exterior doors, this beautiful bungalow is ready to become your perfect retreat!

Built in 2011

Essential Information

MLS® #	A2135925
Price	\$670,000
Sold Price	\$660,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,523
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	11 Sixmile Ridge S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5T9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Off Street

Interior

Interior Features	Double Vanity, Granite Counters, Pantry, Soaking Tub, Storage, Wet Bar
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Cul-De-Sac, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	July 29th, 2024
Days on Market	59
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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