

\$799,900 - 72 Sixmile Road S, Lethbridge

MLS® #A2145771

\$799,900

3 Bedroom, 3.00 Bathroom, 1,525 sqft

Residential on 0.14 Acres

Southgate, 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 immediate possession.

Built in 2013

Essential Information



MLS® #	A2145771
Price	\$799,900
Sold Price	\$785,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,525
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	72 Sixmile Road S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K5S6

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Bar, Double Vanity, Granite Counters, High Ceilings, Vinyl Windows, No Animal Home, No Smoking Home, Recessed Lighting, Solar Tube(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Refrigerator, Central Air Conditioner, Electric Range, Microwave, Washer/Dryer
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas

Has Basement Yes
Basement Full, Walk-Out, Finished

Exterior

Exterior Features Garden, Private Yard, Rain G
Lot Description Back Yard
Roof Asphalt Shingle
Construction Mixed
Foundation Poured Concrete



Additional Information

Date Listed June 28th, 2024
Date Sold September 20th, 2024
Days on Market 81
Zoning R-L
HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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