

# \$810,000 - 161 Sixmile Bend S, Lethbridge

MLS® #A2184248

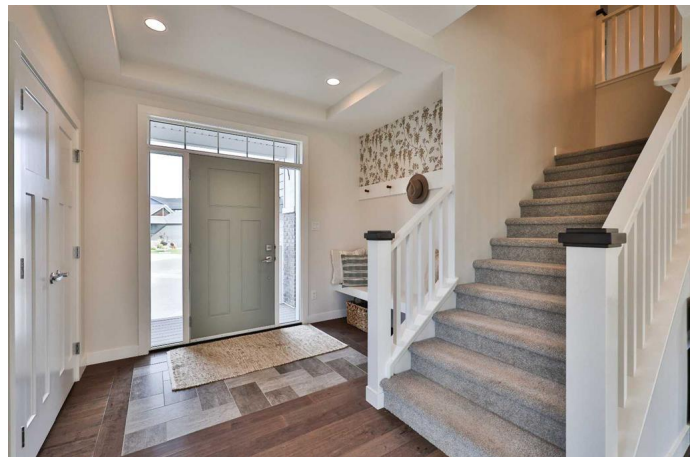
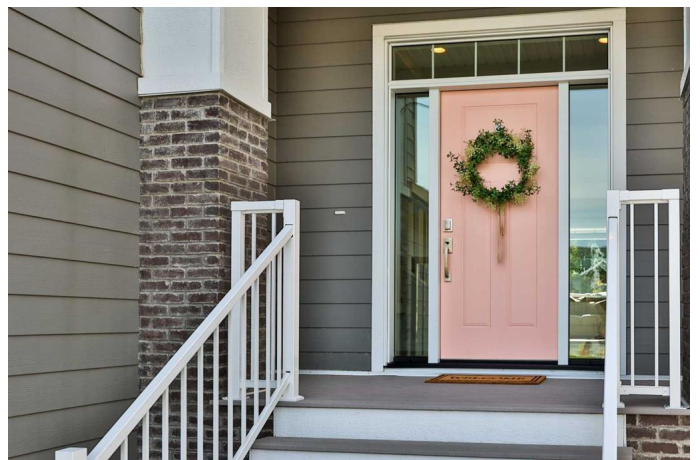
**\$810,000**

4 Bedroom, 4.00 Bathroom, 2,523 sqft

Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

This absolutely, one of a kind, STUNNING home on the south side of Lethbridge is calling you home! From its location in a family-friendly cul de sac to its oversized double garage, beautifully landscaped backyard, back alley access, composite deck, and hardboard siding this home is just as gorgeous on the outside as on the inside! The backyard contains mature trees adding additional privacy, garden boxes, and a brick patio/fire pit area. Stepping inside you will appreciate all the recent upgrades done by the current owners: new ceiling high cabinetry in the kitchen, new backsplash, fresh paint throughout the home, new cabinets in the wet bar downstairs, new garage heater, new built-ins in the living room, and some new lighting! You will further appreciate the many custom features throughout the home: 9 foot ceilings on every level of the home, walk-in closets in every single bedroom, large laundry room with cabinetry and sink, stainless steel appliances, quartz countertops, hardwood floors on the main level, natural gas fireplace, open downstairs family room, spacious main floor living room, and so much more! The primary bedroom is truly an oasis for you and your partner to enjoy with a large walk-in shower, soaker tub, double vanity, walk-in closet, an office space, and PLENTY of space for a king-sized bed. Besides all of these incredible features, the home has central air conditioning, a large island in the kitchen, has been immaculately maintained, a mud room off



the garage, and is within walking distance of a green space, parks, and just a quick drive to Costco, other shopping, doctors's offices, restaurants, and schools! If you are looking for the perfect family home, you found it!! Don't delay, call your REALTOR and book your showing today!

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2184248    |
| Price          | \$810,000   |
| Sold Price     | \$775,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,523       |
| Acres          | 0.12        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 161 Sixmile Bend S |
| Subdivision | Southgate          |
| City        | Lethbridge         |
| County      | Lethbridge         |
| Province    | Alberta            |
| Postal Code | T1K 8E3            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Storage, Walk-In Closet(s)                              |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Window Coverings, Stove(s) |
| 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   | Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                 |
| Construction      | Composite Siding                |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 9th, 2025 |
| Date Sold      | March 17th, 2025  |
| Days on Market | 67                |
| Zoning         | R-L               |
| HOA Fees       | 0.00              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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