

**692 Sixmile Crescent S  
Lethbridge, Alberta**

**MLS # A2229163**



# \$749,000

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,552 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Private, Underground Sprinkler		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS, A/C UNIT, GARAGE DOOR OPENERS.		

Here's your chance to move into a desirable modified bi-level home! Welcome to 692 Sixmile Crescent S. Located in a great location, this 1,551 square foot home has everything you need. Upon opening the front door, you're greeted with a large foyer that attaches to the double garage. The main level is an open floor concept with a large kitchen and a dining area that will fit the whole family. A big living room, a bedroom, 4pc bathroom, and laundry completes the main level. Upstairs features the primary bedroom with a 5pc ensuite and walk-in closet. The basement houses two more bedrooms and a 4pc bathroom. The large recreation room will be perfect for family nights and for hosting friends. Out back, the backyard has tons of space for the kids and a balcony that is perfect for summer evenings. Don't miss out on this one — contact your favourite REALTOR® today!