

**295 Sixmile Ridge S  
Lethbridge, Alberta**

**MLS # A2235264**



# \$749,500

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,725 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Pristine Custom built Bi level home with Huge Primary bedroom over garage, massive walk in closet, extra large 5 piece ensuite, 3 sided fire place in the primary bedroom, large soaker tube, balcony off bedroom. Main floor laundry, open floor plan, many executive upgrades, granite counters, fire place, 2 more bedrooms and a large deck. Down stairs is suited with separate laundry, private walk out entrance and 2 more bedrooms, great for a large family, mom and dad suite or revenue income.