

# \$700,000 - 346 Sixmile Ridge S, Lethbridge

MLS® #A2180914

## \$700,000

5 Bedroom, 3.00 Bathroom, 1,744 sqft  
Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

Welcome to 346 Sixmile Ridge S, a stunning custom-built former show home located in the prestigious Southgate community! This impressive bilevel home spans 1,744 sq. ft., offering an exceptional blend of luxury, functionality, and style.

The main floor boasts high-end finishes throughout, including gleaming hardwood floors, granite countertops, and an open-concept design thatâ€™s perfect for both family living and entertaining. With 5 bedrooms and 3 bathrooms, thereâ€™s ample space for everyone. The spacious primary suite features a luxurious ensuite and walk-in closet.

The basement is a standout feature, with an illegally suited layout that includes a separate walkout entrance, a cozy gas fireplace, and a dedicated gym area. This space offers incredible flexibility for extended family, guests, or added income potential.

Additional highlights include a double attached garage, beautiful curb appeal, and a location thatâ€™s second to none. Youâ€™ll be just minutes away from shopping, schools, and a wide array of amenities.

Built in 2014

## Essential Information

MLS® #	A2180914
Price	\$700,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,744
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	346 Sixmile Ridge S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5W8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	December 23rd, 2024
Days on Market	205
Zoning	R-L

**Listing Details**

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.