

# **\$674,900 - 330 Sixmile Lane S, Lethbridge**

MLS® #A2219344

**\$674,900**

4 Bedroom, 4.00 Bathroom, 1,681 sqft

Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

Gleaming one-owner home that shows incredibly bright and fresh! Featuring an extremely vast and open plan (total of 2,740 sq. ft.), loads of natural light, soaring vaulted ceilings, and a walk-out basement. Lots of extras touches were put into the original build such as quartz countertops, soft-close kitchen cabinets, wood flooring, Low E Argon windows, R50 insulation in ceiling, 6 ft. tub in main bath, ample main floor laundry, finished garage, natural gas stem in garage AND on deck, and "Hardie Plank" siding. The MASSIVE family room down is the ideal space for your fun holiday get-togethers, and the sprawling great room up provides the perfect venue for your dinner parties. Updates in recent years include dishwasher and OTR microwave, washer and dryer, kitchen faucet and plumbing, interior paint throughout (top to bottom including trim), and on demand hot water tank. The shingles were replaced in 2015 too. For your low maintenance pleasure the ENTIRE back yard has been finished in concrete, and the side yard around the house has been poured in concrete as well. You don't find THIS style of bilevel available very often, so hurry up and contact your preferred real estate professional soon.

Built in 2010

## **Essential Information**

MLS® #

A2219344



Price	\$674,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,681
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	330 Sixmile Lane S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5S8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Insulated, See Remarks
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Tankless Hot Water
Appliances	See Remarks
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	BBQ gas line, Other
Lot Description	Interior Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete, See Remarks

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	59
Zoning	R-L

### **Listing Details**

Listing Office	Royal LePage South Country - Lethbridge
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