\$669,000 - 346 Sixmile Ridge S, Lethbridge

MLS® #A2180914

\$669,000

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 that's perfect for both family living and entertaining. With 5 bedrooms and 3 bathrooms, there'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 that's second to none. You'II be just minutes away from shopping, schools, and a wide array of amenities.







Built in 2014

Essential Information

MLS® # A2180914 Price \$669,000 Bedrooms 5

3.00 Bathrooms

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

T1K 5W8 Postal Code

Amenities

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Closet Organizers, French Door, Granite Counters, High Ceilings, Vinyl Interior Features

> Windows, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), 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

Central Air Cooling

Fireplace Yes

1

of Fireplaces

Gas **Fireplaces**

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 310 Zoning R-L

Listing Details

Listing Office REAL BROKER

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