

# \$810,000 - 161 Sixmile Bend S, Lethbridge

MLS® #A2184248

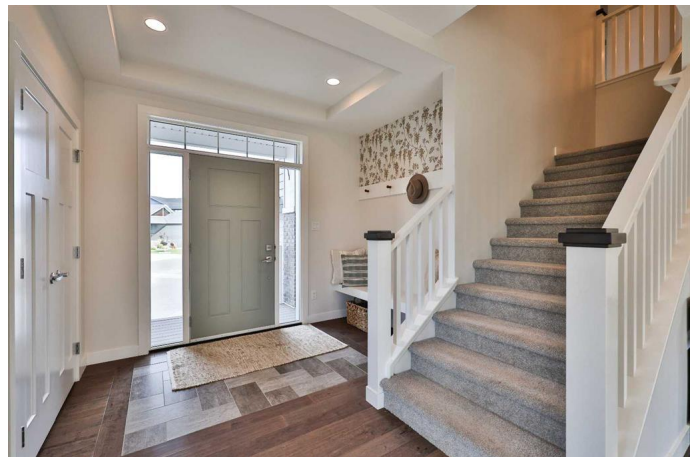
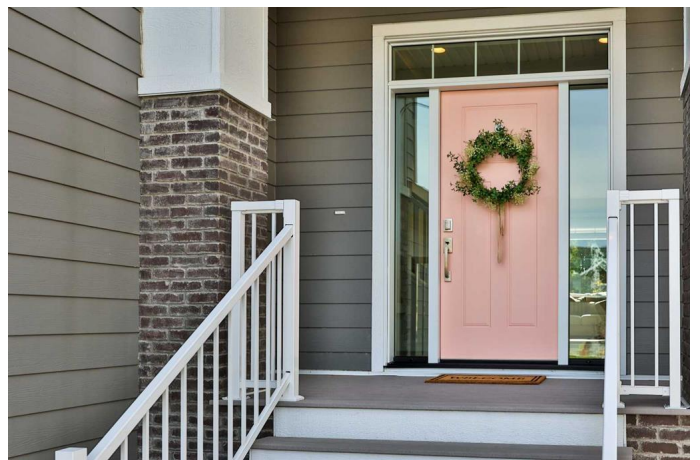
**\$810,000**

4 Bedroom, 4.00 Bathroom, 2,523 sqft

Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

This absolutely, one of a kind, STUNNING home on the south side of Lethbridge is calling you home! From its location in a family-friendly cul de sac to its oversized double garage, beautifully landscaped backyard, back alley access, composite deck, and hardiboard siding this home is just as gorgeous on the outside as on the inside! The backyard contains mature trees adding additional privacy, garden boxes, and a brick patio/fire pit area. Stepping inside you will appreciate all the recent upgrades done by the current owners: new ceiling high cabinetry in the kitchen, new backsplash, fresh paint throughout the home, new cabinets in the wet bar downstairs, new garage heater, new built-ins in the living room, and some new lighting! You will further appreciate the many custom features throughout the home: 9 foot ceilings on every level of the home, walk-in closets in every single bedroom, large laundry room with cabinetry and sink, stainless steel appliances, quartz countertops, hardwood floors on the main level, natural gas fireplace, open downstairs family room, spacious main floor living room, and so much more! The primary bedroom is truly an oasis for you and your partner to enjoy with a large walk-in shower, soaker tub, double vanity, walk-in closet, an office space, and PLENTY of space for a king-sized bed. Besides all of these incredible features, the home has central air conditioning, a large island in the kitchen, has been immaculately maintained, a mud room off



the garage, and is within walking distance of a green space, parks, and just a quick drive to Costco, other shopping, doctors' offices, restaurants, and schools! If you are looking for the perfect family home, you found it!! Don't delay, call your REALTOR and book your showing today!

Built in 2016

### Essential Information

MLS® #	A2184248
Price	\$810,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,523
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	161 Sixmile Bend S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8E3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 9th, 2025
Days on Market	64
Zoning	R-L

## Listing Details

Listing Office	Grassroots Realty Group
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