



**GRASSROOTS**  
REALTY GROUP

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**9 Sixmile Road S**  
**Lethbridge, Alberta**

**MLS # A2303838**



**\$689,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,524 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Low M		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Sump Pump(s), Vinyl Windows		

**Inclusions:** Underground Sprinklers (as is). Current owner has never used them.

Welcome to 9 Sixmile Road S, an exceptional bungalow that perfectly blends sophisticated design with the tranquil beauty of lakeside living. Located in one of Lethbridge's most sought after south side neighborhoods, this home offers a rare opportunity to enjoy premium upgrades and stunning views. This family home offers 4 bedrooms and 3 full bathrooms, low maintenance landscaping, hardwood floors, a kitchen complete with stainless steel appliances and granite counters. This bungalow is more than just a house; it's a retreat. Whether you are sipping morning coffee overlooking the water or hosting friends in the light-filled great room, every inch of this property reflects quality and comfort.