



GRASSROOTS
REALTY GROUP

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**432 Sixmile Cove S
Lethbridge, Alberta**

MLS # A2348733



\$799,900

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Other, Paved		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Pantry		

Inclusions:	N/A
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Welcome to this beautiful two-storey home in the sought after Sixmile community of Lethbridge. Offering over 2,200 sq. ft. of developed living space, this spacious home provides plenty of room for the whole family and is conveniently located close to shopping, parks, and Lethbridge College. The main floor offers a functional and welcoming layout, with a well appointed kitchen featuring granite countertops, premium appliances, and a convenient walk through pantry. The kitchen flows seamlessly into the dining and living areas, where a cozy fireplace creates a warm and inviting atmosphere. Step outside to the covered deck and backyard, complete with a fire pit and a designated garden area, making it a great space to relax, enjoy the outdoors, or entertain guests. Upstairs, you'll find a spacious primary bedroom, two additional bedrooms, and a generous bonus room, providing plenty of space for the family. The primary ensuite features dual sinks, a separate shower, and a relaxing soaker tub, creating a comfortable and private retreat. The fully developed basement provides two additional bedrooms and a spacious recreation area, offering even more room for family, guests, or a home office. The home is also equipped with a dual control furnace and A/C system for added comfort and temperature control throughout the home. This home offers a great combination of space, comfort, and functionality in one of Lethbridge's desirable communities.