

**525 Sixmile Crescent S
Lethbridge, Alberta**

MLS # A2291647



\$639,900

Division:	Southgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,664 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Underground Spr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: See appliances.

Exceptionally well maintained 5 bedroom, 3.5 bathroom modified bi-level home in desirable Sixmile Neighbourhood originally built by 5P's Construction. Hardiboard siding with stone accents for exterior. This home has a nice welcoming entry/foyer with closet and entrance to garage. Main level features high ceilings and laminate floors. Kitchen has granite counters, full ceiling height cabinets, drawers for your pots and pans, a corner pantry, and stainless steel appliance package. There is also a pot-filler by the stove. Dining room has door to deck out back that features a gas line for your BBQ. Living room has heightened ceiling, custom built-ins, and floor to ceiling stone wall surrounding the gas fireplace. The primary bedroom is also on the main floor and features a tray ceiling, 5 piece ensuite with double sinks, separate tub, and walk-in shower. Another 2 piece bathroom completes the main. Upper level houses 2 good size bedrooms(one with a walk-in closet), another full bathroom with tub/shower combo, a laundry closet, and a large linen closet. The basement is fully developed with a large family room that features more custom cabinetry, a wet bar, 2 big bedrooms that each have a walk-in closet, and another full bathroom with tub/shower combo. There is also a utility room with good storage space. Backyard is fenced and landscaped with underground sprinklers and enclosed storage under the deck. There is also a gate to the alley that would allow for RV parking for a smaller RV. Garage up front is heated and insulated for your vehicles. Home has conveniences of central a/c, central vac, and tankless hot water. South side living is so convenient being close to a plethora of shopping, restaurants, medical, and other amenities. Move in and enjoy the good life!