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**424 Sixmile Cove S  
Lethbridge, Alberta**

**MLS # A2298931**



**\$675,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,760 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Underground Sprinkler		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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>	-

**Features:** Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Tankless Hot Water

**Inclusions:** Fridge, built-in oven, electric range, dishwasher, microwave, washer, dryer, all window coverings, tv above the fireplace, projector & screen in basement, telus security system panel and doorbell, along with door and window monitors.

Just 5 year old two storey fully finished home on a pie shaped lot in a cul-de-sac in Sixmile, originally built by 5P's construction. Home has fantastic function and style! Main floor features welcoming entry with tile floors that continue to mudroom(with entrance to garage) and 2 piece bath. Open plan with 9 foot ceilings and laminate floors for kitchen, dining, and living room areas. Kitchen features floor to ceiling cabinets, quartz counters, pot filler by the stove, standout blue lower cabinets, a walk-thru pantry to mudroom, and full appliance package with built-in wall oven, and electric range. Sink area has window that looks out to backyard and deck. Dining space is a good size and gives you options for table sizes. Living room has gas fireplace with floor to ceiling tile, large windows for plenty of light, and door to deck out back. Upper level houses 3 bedrooms including primary with large 5 piece ensuite featuring separate soaker tub, walk-in shower, and double vanity. Ensuite leads to walk-in closet with built-in shelving. Upper level also has a laundry room that passes through the hallway and the primary walk-in closet. Another 4 piece bathroom with tub/shower combo completes the upper level. Basement is fully developed with family/theatre room that includes the projector and screen! There is also a 4th bedroom and another bathroom with full size walk-in tiled shower. Basement also has a separate storage room, and furnace/utility room. More storage can be found under the stairs. Large pie shaped yard is fenced, has contoured landscaping, and features plenty of room for kids and pets to run! Underground sprinklers are in the back to keep the lawn green in the summer! Home has conveniences of central a/c, tankless hot water, Hunter Douglas Blinds, and a large 31x33 heated double garage with man door to backyard! Location is close to parks, elementary school, shopping, restaurants,

medical, and all big box shopping in South Lethbridge including Walmart, Costco, Superstore, Rona, Home Depot, Best Buy, Canadian Tire, etc! Move in and Enjoy!