Anne French
Your REALTOR®
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403-894-9537
anne@locknkeyrealty.ca

# 42 Sixmile Ridge S
# Lethbridge, Alberta

## MLS # A2355809

# $725,000

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|---|---|---|---|
| **Division:** | Southgate | | |
| **Type:** | Residential/House | | |
| **Style:** | Bi-Level | | |
| **Size:** | 1,358 sq.ft. | **Age:** | 2011 (15 yrs old) |
| **Beds:** | 5 | **Baths:** | 3 |
| **Garage:** | 220 Volt Wiring, Double Garage Attached, Front Drive, Garage Door Opener, | | |
| **Lot Size:** | 0.16 Acre | | |
| **Lot Feat:** | Cul-De-Sac, Landscaped, No Back Lane, No Neighbours Behind, Pie Shaped | | |

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| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile, Hardwood | **Sewer:** | - |
| **Roof:** | Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Vinyl Siding | **Zoning:** | R-L |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage | | |

**Inclusions:** N/A

Welcome to this beautifully maintained bi-level by Greenwood Homes, offering five bedrooms, three bathrooms and over 2,200 sq. ft. of developed living space on a desirable cul-de-sac in an established south Lethbridge neighbourhood. With generous spaces inside and out, this home combines quality construction with a thoughtful layout for everyday living and entertaining. A spacious foyer welcomes you into the bright, open-concept main floor, where vaulted ceilings, large windows and hardwood flooring create a warm, inviting atmosphere. The kitchen features beautiful cabinetry, granite countertops and ample workspace, flowing seamlessly into the dining and living areas. Two bedrooms and a full bathroom complete this functional level, with a sense of space you’ll want to experience in person. Set on its own level, the spacious primary retreat offers a peaceful sanctuary with a large walk-in closet and four-piece ensuite featuring a generous soaker tub. Just outside, a versatile bonus area provides the perfect spot for a home library, exercise space or cozy reading nook. Downstairs, large windows fill the fully developed lower level with natural light. The expansive family and recreation room offers plenty of space for movie nights, entertaining or relaxing beside the gas fireplace. Two additional generously sized bedrooms and a full four-piece bathroom provide comfortable accommodations for family or guests. The backyard is a standout, offering space to host, unwind and enjoy your own private escape. A generous covered rear deck sets the scene for morning coffee and relaxed evenings, while the patio invites summer dinners and gatherings with friends. Spend evenings around the firepit or pick fresh raspberries right from your yard. Mature trees, flowering perennials and established landscaping bring it all together in a beautifully finished, fully fenced space with

plenty of room to play. Under-deck storage keeps outdoor essentials tucked away.  Five bedrooms, a primary bedroom on its own level and a backyard that deserves to be seen—come discover how much this home has to offer.

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