Anne French
Your REALTOR®
Love where you live.

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726 Sixmile End S
Lethbridge, Alberta

MLS # A2356121

$825,000

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	6	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, hood fan, 2x garage door openers, A/C

Discover a thoughtfully designed home within the vibrant Southgate community. This home offers exceptional space and versatility for growing families or those looking to upgrade on their current home. This newly constructed two-storey house, provides privacy and convenience with its front yard and backyard. Inside, the home, you have 2,258 square feet above grade and 1,007 square feet in the basement. The open floorplan on the main level creates a welcoming atmosphere, highlighted by a kitchen island, stone counters, and ample storage, including a convenient pantry. Four bedrooms grace the upper level, including a luxurious five-piece ensuite bathroom and one additional ensuite, while a third full bathroom caters to the remaining bedrooms. Below grade, two additional bedrooms join a finished basement. Laundry facilities conveniently located in the upper level, alongside central air conditioning for year-round comfort, and a sump pump safeguard against moisture. An attached garage accommodates two vehicles and the parking pad out front will suit all of your parking needs. Outside, enjoy relaxing moments on the deck overlooking the well-maintained lot, while nearby park, playground, schools, shopping, street lights, and sidewalks enhance the community appeal. This is a home that has to be seen! Contact your favourite REALTOR® today.

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