

# \$659,900 - 330 Sixmile Lane S, Lethbridge

MLS® #A2248127

**\$659,900**

4 Bedroom, 4.00 Bathroom, 1,681 sqft

Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

Gleaming one-owner home that shows incredibly bright and fresh! Featuring an extremely vast and open plan (total of 2,740 sq. ft.), loads of natural light, soaring vaulted ceilings, and a walk-out basement. Lots of extras touches were put into the original build such as quartz countertops, soft-close kitchen cabinets, wood flooring, Low E Argon windows, R50 insulation in ceiling, 6 ft. tub in main bath, ample main floor laundry, finished garage, natural gas stem in garage AND on deck, and "Hardie Plank" siding. The MASSIVE family room down is the ideal space for your fun holiday get-togethers, and the sprawling great room up provides the perfect venue for your dinner parties. Updates in recent years include dishwasher and OTR microwave, washer and dryer, kitchen faucet and plumbing, interior paint throughout (top to bottom including trim), and on demand hot water tank. The shingles were replaced in 2015 too. For your low maintenance pleasure the ENTIRE back yard has been finished in concrete, and the side yard around the house has been poured in concrete as well. You don't find THIS style of bilevel available very often, so hurry up and contact your preferred real estate professional soon.

Built in 2010

## Essential Information

MLS® #

A2248127



|                |                   |
|----------------|-------------------|
| Price          | \$659,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,681             |
| Acres          | 0.11              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 330 Sixmile Lane S |
| Subdivision | Southgate          |
| City        | Lethbridge         |
| County      | Lethbridge         |
| Province    | Alberta            |
| Postal Code | T1K 5S8            |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, See Remarks |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Tankless Hot Water |
| Appliances        | See Remarks                                                                                                                  |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                     |
| Cooling           | Central Air                                                                                                                  |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Family Room, Gas                                                                                                             |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Finished, Full, Walk-Up To Grade                                                                                             |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Other                                                                   |
| Lot Description   | Landscaped, Low Maintenance Landscape, See Remarks, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Composite Siding, Wood Frame                                            |
| Foundation        | Poured Concrete, See Remarks                                            |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 74                |
| Zoning         | R-L               |

### **Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal LePage South Country - Lethbridge |
|----------------|-----------------------------------------|

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