

# \$769,500 - 295 Sixmile Ridge, Lethbridge

MLS® #A2235264

## \$769,500

5 Bedroom, 3.00 Bathroom, 1,725 sqft  
Residential on 0.10 Acres

Southgate, Lethbridge, Alberta

Pristine Custom built Bi level home with Huge Primary bedroom over garage, massive walk in closet, extra large 5 piece ensuite, 3 sided fire place in the primary bedroom, large soaker tube, balcony off bedroom. Main floor laundry, open floor plan, many executive upgrades, granite counters, fire place, 2 more bedrooms and a large deck. Down stairs is suited with separate laundry, private walk out entrance and 2 more bedrooms, great for a large family, mom and dad suite or revenue income.

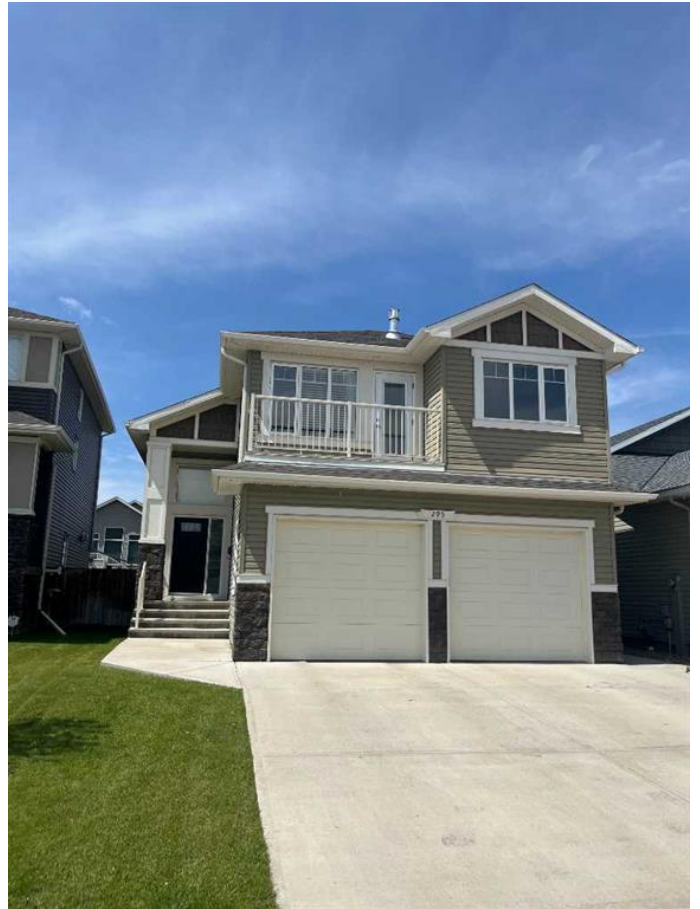
Built in 2012

## Essential Information

MLS® #	A2235264
Price	\$769,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,725
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	295 Sixmile Ridge
Subdivision	Southgate



City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5V5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	City Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
Days on Market	9
Zoning	R-L

### Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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