

# \$700,000 - 346 Sixmile Ridge S, Lethbridge

MLS® #A2180914

## \$700,000

5 Bedroom, 3.00 Bathroom, 1,744 sqft  
Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

Welcome to 346 Sixmile Ridge S, a stunning custom-built former show home located in the prestigious Southgate community! This impressive bilevel home spans 1,744 sq. ft., offering an exceptional blend of luxury, functionality, and style.

The main floor boasts high-end finishes throughout, including gleaming hardwood floors, granite countertops, and an open-concept design thatâ€™s perfect for both family living and entertaining. With 5 bedrooms and 3 bathrooms, thereâ€™s ample space for everyone. The spacious primary suite features a luxurious ensuite and walk-in closet.

The basement is a standout feature, with an illegally suited layout that includes a separate walkout entrance, a cozy gas fireplace, and a dedicated gym area. This space offers incredible flexibility for extended family, guests, or added income potential.

Additional highlights include a double attached garage, beautiful curb appeal, and a location thatâ€™s second to none. Youâ€™ll be just minutes away from shopping, schools, and a wide array of amenities.

Built in 2014

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2180914  |
| Price  | \$700,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,744       |
| Acres          | 0.12        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 346 Sixmile Ridge S |
| Subdivision | Southgate           |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1K 5W8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), French Door, Granite Counters, High Ceilings, Soaking Tub, Separate Entrance, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Garage Control(s), Central Air Conditioner, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                                                                   |
| Heating           | Forced Air                                                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                  |
| Basement          | Full, Exterior Entry, Finished, Suite, Walk-Up To Grade                                                                                                                                                              |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard, Rain Gutters           |
| Lot Description   | Back Yard                            |
| Roof              | Asphalt Shingle                      |
| Construction      | Cement Fiber Board, Concrete, Stucco |
| Foundation        | Poured Concrete                      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 23rd, 2024 |
| Days on Market | 221                 |
| Zoning         | R-L                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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