

\$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.

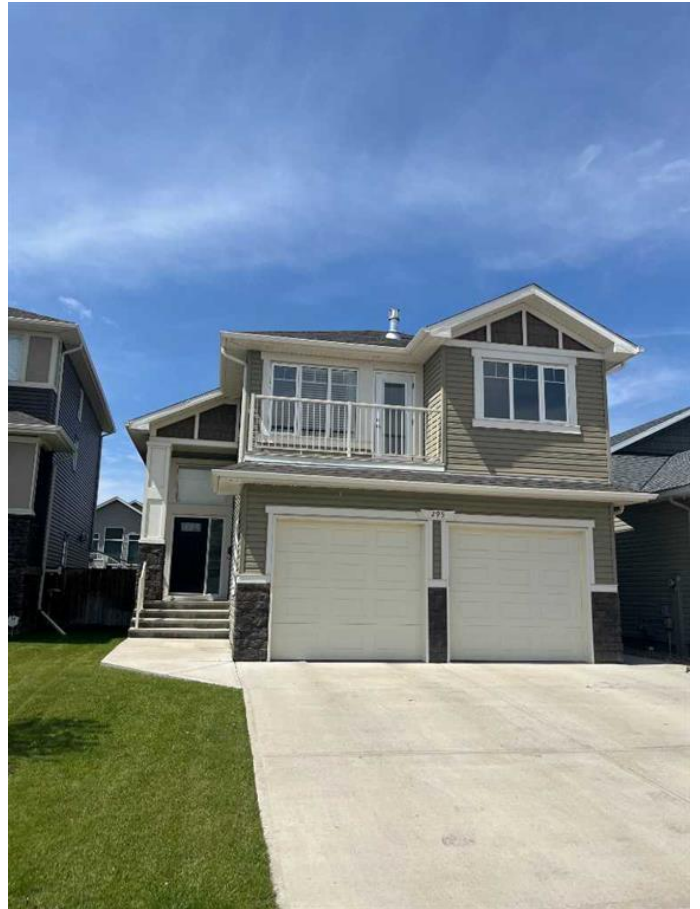
Built in 2012

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	4
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.