



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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295 Sixmile Ridge S  
Lethbridge, Alberta

MLS # A2235264



\$699,999

|             |                                                                                                |            |     |
|-------------|------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                     | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Laminate                                                                 | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                | Condo Fee: | -   |
| Basement:   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                               | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                | Zoning:    | R-L |
| Foundation: | Poured Concrete                                                                                | Utilities: | -   |
| Features:   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s) |            |     |
| Inclusions: | N/A                                                                                            |            |     |

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.