

# **\$650,000 - 342 Sixmile Ridge S, Lethbridge**

MLS® #A2228185

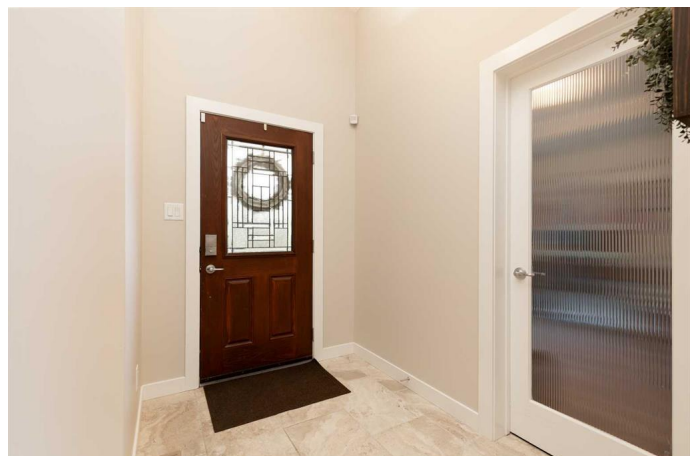
## **\$650,000**

4 Bedroom, 3.00 Bathroom, 1,393 sqft

Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

Welcome to 342 Sixmile Ridge S, a beautifully appointed bungalow nestled in a quiet, sought-after neighbourhood on the south side of Lethbridge. Offering nearly 1,400 square feet of thoughtfully designed living space, this home impresses with soaring vaulted ceilings and rich hardwood floors that flow seamlessly through the main living areas. The heart of the home is the elegant kitchen, featuring timeless wood cabinetry, granite countertops, stainless steel appliances, a corner pantry, and a spacious dining area perfect for gatherings. The living room is warm and inviting, centered around a striking floor-to-ceiling rock-faced gas fireplace that adds both charm and comfort. The generous primary suite offers a peaceful retreat with a large walk-in closet and a spa-inspired 4-piece en-suite complete with a separate tub and shower. A versatile flex room at the front of the home provides the option for a second bedroom or private office, while a stylish half bath and convenient main floor laundry complete the layout. The fully developed basement extends the living space with an expansive family room, two additional bedrooms, and a well-appointed 4-piece bathroom. Outdoors, enjoy a low-maintenance backyard with artificial turf surrounded by established flower beds, a partially covered deck perfect for relaxing or entertaining, and underground sprinklers in both the front and back yards. Additional features include a 25x23 attached garage with soaring ceilings and ample room for storage. Surrounded by



wonderful neighbours in a peaceful setting,  
this home effortlessly blends comfort, style,  
and functionality.

Built in 2014

### **Essential Information**

MLS® #	A2228185
Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,393
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	342 Sixmile Ridge S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5W8

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Pantry, Storage, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	16
Zoning	R-L

## Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.