

# \$849,000 - 1624 Sixmile View S, Lethbridge

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MLS® #A2199004

**\$849,000**

5 Bedroom, 3.00 Bathroom, 2,465 sqft

Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

Welcome to 1634 Sixmile View South! This 2,465 sq.ft. two-story features five bedrooms, three bathrooms, bonus room and a fully finished basement, all backing onto a future green space.

The main floor showcases light wood accents, stone countertops, and matte black fixtures. At the heart of the home, the gourmet kitchen offers a large island, stainless steel appliances, floor-to-ceiling cabinetry, and a walk-in butler's pantry. The spacious living room, highlighted by a gas fireplace and expansive windows, creates a bright and inviting atmosphere. Additional main floor features include half bathroom, mudroom, and office space/den.

Upstairs, you'll find three bedrooms, a 4-piece bathroom, a laundry room, and a spacious bonus room. The primary suite, tucked at the back for added privacy, boasts a luxurious 5-piece ensuite with a double vanity, freestanding soaker tub, curb-less tiled shower, and a walk-in closet.

The fully finished basement expands the living space with a large family room, two additional bedrooms, and a 4-piece bathroom.

Built in 2025

## Essential Information

MLS® #

A2199004



|                |             |
|----------------|-------------|
| Price          | \$849,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,465       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1624 Sixmile View S |
| Subdivision | Southgate           |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1K 8J2             |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Sump Pump(s), Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s)                                  |
| Heating           | Forced Air                                                                                   |
| Cooling           | Central Air                                                                                  |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Private         |
| Roof            | Asphalt Shingle |
| Construction    | Wood Frame      |
| Foundation      | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 46              |
| Zoning         | R-L             |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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