

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

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

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|----------------|-----------------|
| Date Listed | March 4th, 2025 |
| Days on Market | 65 |
| Zoning | R-L |

Listing Details

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