

# \$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
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Lot Description	Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	70
Zoning	R-L

### **Listing Details**

Listing Office	Onyx Realty Ltd.
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