

# \$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**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 67              |
| Zoning         | R-L             |

### **Listing Details**

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

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.