

# \$739,000 - 1712 Sixmile View S, Lethbridge

MLS® #A2222108

**\$739,000**

4 Bedroom, 2.00 Bathroom, 1,422 sqft

Residential on 0.15 Acres

Southgate, Lethbridge, Alberta

Welcome to Bungalow living at its finest! This home is sure to please with its 4 bedrooms, open floor plan and high Vaulted ceilings. As soon as you walk in, you'll be drawn to the natural light that fills the living room and dining room, thanks to the large windows. The kitchen features stone countertops, a large island and plenty of cabinet space. The master bedroom has a 5 pc ensuite and walk in closet. The basement is fully finished with 9' ceilings, 3 other bedrooms as well as a 4 pc bathroom.

Built in 2024

## Essential Information

MLS® #	A2222108
Price	\$739,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,422
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address 1712 Sixmile View S



Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8G3

### Amenities

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

### Interior

Interior Features	High Ceilings, Kitchen Island, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	74
Zoning	R-L

### Listing Details

Listing Office	Onyx Realty Ltd.
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