

**1624 Sixmile View S  
Lethbridge, Alberta**

**MLS # A2199004**



**\$849,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,465 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** Appliances Stainless Steel - fridge, stove, dishwasher, hood fan, 2x garage door openers, A/C unit.

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.