

# \$789,000 - 1676 Sixmile View S, Lethbridge

MLS® #A2178223

**\$789,000**

5 Bedroom, 4.00 Bathroom, 1,861 sqft  
Residential on 0.14 Acres

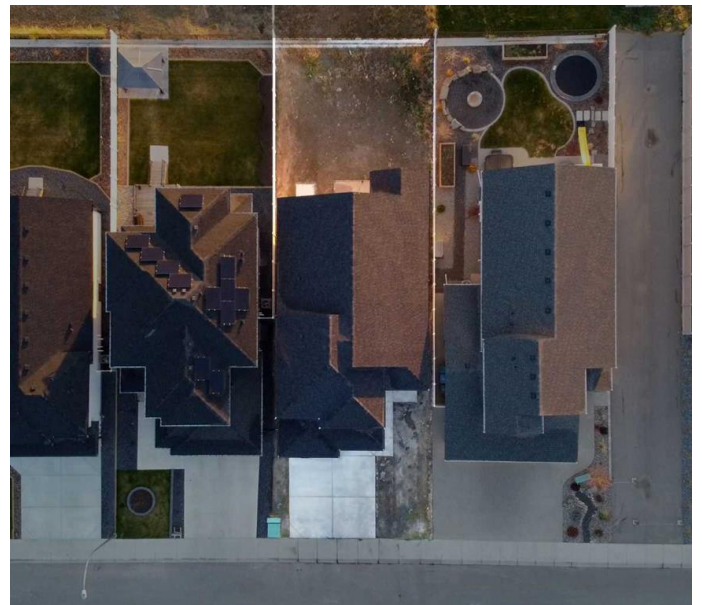
Southgate, Lethbridge, Alberta

Introducing 1676 Sixmile View S, a brand new home in Lethbridge ready for occupancy on December 1! This thoughtfully designed property offers 1,909 square feet of modern living space, featuring five bedrooms, 3.5 bathrooms, and a double garage. The main level boasts an open-concept layout, seamlessly blending the kitchen, dining room, and living area for an inviting and spacious feel. The kitchen is well-equipped and designed for both daily living and entertaining. The main level also includes a dedicated office space, perfect for remote work, and a primary bedroom with a 5-piece ensuite and walk-in closet, providing a luxurious retreat. On the upper level, two additional bedrooms and a four-piece bathroom offer comfort and convenience. The foyer provides direct access to the garage, with a laundry room situated nearby for easy functionality. The basement expands the living space with a large rec room, two more bedrooms complete with walk-in closets, a 4-piece bathroom, and plenty of storage options. Discover the lifestyle this beautiful new home at 1676 Sixmile View S can provide. Reach out today to make it your own. Contact your favourite REALTOR® today!

Built in 2024

## Essential Information

MLS® #                      A2178223



Price	\$789,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,861
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	1676 Sixmile View S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8J2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Garage Control(s), Range Hood, Refrigerator, Stove(s), Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Front Yard, Private
Roof	Asphalt Shingle, Asphalt
Construction	Concrete, Wood Frame, Asphalt
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 11th, 2024
Days on Market	120
Zoning	R-L

### **Listing Details**

Listing Office	Onyx Realty Ltd.
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