# \$799,900 - 1612 Sixmile View S, Lethbridge

MLS® #A2236042

## \$799,900

5 Bedroom, 3.00 Bathroom, 1,569 sqft Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

Another beautiful home built by Custom Quality Build Ltd.! This one is a 1569 square foot on main raised bungalow with a forced walk-out basement. Main floor features open plan with vaulted ceilings and vinyl plank floors in main living areas. Kitchen has large island with quartz counters and a walk-in pantry. Sliding glass doors to deck out back from dining room. Living room is a good size and is at rear of home to catch all the light that comes in from the south facing backyard. There are 2 bedrooms on the mail floor including primary bedroom with walk-in closet and 4 piece ensuite that features double sinks and a walk-in shower. There is also another full bathroom with tub/shower combo on the main. Laundry room is also on main with entrance to garage. Basement is fully developed with family room that includes a wet bar and space for a full size fridge. There are 3 bedrooms in the basement and full bathroom with tub/shower combo, that also has a laundry area. Walk-out to covered patio below with steps up to the backyard. Home has conveniences of central a/c and tankless hot water. Home has architecturally controlled chain link developer back fence that indicates at some point, it will likely be future green space. Completion estimated December 2025.







Built in 2025

#### **Essential Information**

MLS® # A2236042 Price \$799,900

Bedrooms 5 Bathrooms 3.00

Full Baths 3

Square Footage 1,569
Acres 0.11
Year Built 2025

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 1612 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 Double Vanity, Kitchen Island, Open Floorplan, Pantry, Tankless Hot

Water, Vinyl Windows, Walk-In Closet(s), Quartz Counters, Recessed

Lighting, Sump Pump(s), Wet Bar

Appliances Dishwasher, Microwave, Refrigerator, Tankless Water Heater, Central

Air Conditioner, Dryer, Electric Stove, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Up To Grade

#### **Exterior**

Exterior Features None

Lot Description Standard Shaped Lot

Roof Asphalt Shingle

Construction Composite Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed July 1st, 2025

Days on Market 120 Zoning R-L

## **Listing Details**

Listing Office REAL BROKER

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