

\$750,000 - 416 Sixmile Cove S, Lethbridge

MLS® #A2225119

\$750,000

5 Bedroom, 4.00 Bathroom, 2,280 sqft
Residential on 0.16 Acres

Southgate, Lethbridge, Alberta

A stunning Sixmile home located in a quiet cul-de-sac. Perfect for a family looking for elevated living, great access to major amenities and in a family-oriented neighbourhood. A cozy front verandah welcomes you to this 2,280 sq/ft 2 storey built by Van Arbour. The main floor is a functional, wrap-around floor plan that includes a well sized pantry, private mud room, half bathroom and open concept living, kitchen and dining areas complete with a gas fireplace and quartz counters. Heading upstairs there is a bonus living room which makes for a great flex space, the primary suite enjoys a view of the backyard, has a 5-piece ensuite that enters into the walk-in closet which then enters into the laundry room, talk about convenience! There are 2 additional bedrooms upstairs that share a 4 piece bathroom. The finished basement enjoys a wet bar in the family room, the perfect place to have movie nights or to watch the big game! 2 more bedrooms and a 4 piece bathroom are downstairs, along with plentiful storage space. The double garage is heated with extra tall ceilings, a covered deck keeps you protected from the elements and the backyard is a place you'll spend all your time this summer! A patio complete with water feature, garden beds, the pie-shaped lot brings lots of lawn to enjoy and there's an option for RV parking!

Built in 2011



Essential Information

MLS® #	A2225119
Price	\$750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,280
Acres	0.16
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	416 Sixmile Cove S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5V5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
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