

# \$675,000 - 611 Sixmile Crescent S, Lethbridge

MLS® #A2236242

## \$675,000

5 Bedroom, 3.00 Bathroom, 1,719 sqft

Residential on 0.10 Acres

Southgate, Lethbridge, Alberta

Here is a stunning bi-level bonus in Sixmile! Fully finished with some jaw-dropping features, this home will sure to leave you impressed! There are soaring ceilings in the front entry of this home, making the entrance feel grand and elegant. Tile flooring and a custom locker system add to the practicality of this foyer. There's a laundry room also on this landing making laundry a breeze! Heading upstairs, the vaulted ceilings continue to flow through the open concept living, dining and kitchen area. There's a gas fireplace flanked with shelving and a mantle in the living space, a granite adorned kitchen with spacious, uninterrupted island and lots of cupboard space. Two bedrooms share the main floor with a 4 piece bathroom. The level above the garage is the primary retreat - custom walk-in closet, 5 piece en-suite bathroom with soaker tub, walk-in shower and separate toilet room. The walk-up to grade basement offers plentiful natural light, a second gas fireplace for cozy movie nights, 2 more bedrooms, 4 piece bathroom and storage space galore! There's a partially covered deck off the kitchen and a fully covered patio off the family room, alley access from the backyard and not to forget the ever-important AC and underground sprinklers to boot!

Built in 2012

## Essential Information



MLS® #	A2236242
Price	\$675,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,719
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	611 Sixmile Crescent S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5W8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

**Exterior**

Exterior Features	None
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	8
Zoning	R-L

**Listing Details**

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.