



**1640 Sixmile View S
Lethbridge, Alberta**

MLS # A2299078



\$765,000

Division:	Southgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,928 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, A/C Unit, 2x garage door openers.

This 1,928 sq. ft. modified bi level at 1640 Sixmile View S offers a thoughtful blend of space, function, and modern design, featuring five bedrooms, 3.5 bathrooms, and a double attached garage. The main level is anchored by an open concept layout that seamlessly connects the kitchen, dining, and living areas, creating a bright, cohesive space designed for both everyday living and effortless entertaining. The kitchen is well appointed and intuitive, balancing style with practicality. Also on the main level, the primary suite delivers a private retreat, complete with a walk in closet and a refined five piece ensuite. Upstairs, two additional bedrooms and a full four piece bathroom provide comfortable separation for family or guests. The lower level extends the home's versatility with a spacious rec room, two more bedrooms, each with walk in closets, a full bathroom, and ample storage throughout. Positioned in one of Lethbridge's most desirable south side communities, 1640 Sixmile View S offers a clean, functional layout with the space to grow, designed for the way you live today.