



GRASSROOTS
REALTY GROUP

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1632 Sixmile View S
Lethbridge, Alberta

MLS # A2110241



\$725,000

Division:	Southgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,816 sq.ft.	Age:	2023 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Street Lighting, Sloped, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Appliances Stainless Steel - fridge, stove, dishwasher, hood fan, linear electric fireplace, 2x garage door openers, A/C unit

Welcome To 1632 Sixmile View... Upon entering you will be greeted by vaulted ceilings, a tiled entryway and built in bench seating. The main floor is meticulous in design with a combination of light wood, stone counters and matte black fixtures which create a warm modern feel. The kitchen is the centrepiece of the home. It features stone countertop, floor-to-ceiling cabinets, dual kitchen skylights, large windows and vaulted ceilings. Other features include a custom gas fireplace, two bedrooms, 3pc bathroom and a deck just off the dining room. The primary suite is the entire upper level and includes large south facing windows, laundry, His-and-Her vanity, large soaker tub, walk-in closets, a custom shower with built-in tiled bench and a matte black rain shower head. The Basement is fully developed, with a large family room, , two well sized bedrooms both with walk in closets and 3pc bathroom.