



**1628 Sixmile View S  
Lethbridge, Alberta**

**MLS # A2110271**



**\$699,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Street Lighting, Private, Sloped Down, Views		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Skylight(s), Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Appliances stainless steel - fridge, stove, dishwasher, hood fan, linear electric fireplace, 2x garage door openers, A/C unit.		

Welcome To 1628 Sixmile View...The main floor is meticulous in design with a combination of light wood, grey vein quartz counters and matte black fixtures which create a warm modern feel. The kitchen features a quartz countertop, Floor-to-ceiling cabinets, stainless steel appliances and pantry. Other features include a custom built-in fireplace, and a well sized deck just off the living room, second bedroom. The master located on the main floor. Large south facing windows, laundry, stone vanity, soaker tub, walk-in closets, a custom shower with built-in tiled bench. Really, an incredible Downstairs, you'll find a stunning family room, custom wet bar, three bedrooms and a 3pc bathroom.