



**1676 Sixmile View S  
Lethbridge, Alberta**

**MLS # A2178223**



**\$789,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,861 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Front Yard, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, 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

Introducing 1676 Sixmile View S, a brand new home in Lethbridge ready for occupancy on December 1! This thoughtfully designed property offers 1,909 square feet of modern living space, featuring five bedrooms, 3.5 bathrooms, and a double garage. The main level boasts an open-concept layout, seamlessly blending the kitchen, dining room, and living area for an inviting and spacious feel. The kitchen is well-equipped and designed for both daily living and entertaining. The main level also includes a dedicated office space, perfect for remote work, and a primary bedroom with a 5-piece ensuite and walk-in closet, providing a luxurious retreat. On the upper level, two additional bedrooms and a four-piece bathroom offer comfort and convenience. The foyer provides direct access to the garage, with a laundry room situated nearby for easy functionality. The basement expands the living space with a large rec room, two more bedrooms complete with walk-in closets, a 4-piece bathroom, and plenty of storage options. Discover the lifestyle this beautiful new home at 1676 Sixmile View S can provide. Reach out today to make it your own. Contact your favourite REALTOR&reg; today!