



**1676 Sixmile View S
Lethbridge, Alberta**

MLS # A2178223



\$775,000

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

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

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® today!