



GRASSROOTS
REALTY GROUP

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1624 Sixmile View S
Lethbridge, Alberta

MLS # A2199004



\$849,000

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,465 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Sump Pump(s), Vinyl Windows		

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

Welcome to 1634 Sixmile View South—This 2,465 sq.ft. two-story features five bedrooms, three bathrooms, bonus room and a fully finished basement, all backing onto a future green space. The main floor showcases light wood accents, stone countertops, and matte black fixtures. At the heart of the home, the gourmet kitchen offers a large island, stainless steel appliances, floor-to-ceiling cabinetry, and a walk-in butler's pantry. The spacious living room, highlighted by a gas fireplace and expansive windows, creates a bright and inviting atmosphere. Additional main floor features include half bathroom, mudroom, and office space/den. Upstairs, you'll find three bedrooms, a 4-piece bathroom, a laundry room, and a spacious bonus room. The primary suite, tucked at the back for added privacy, boasts a luxurious 5-piece ensuite with a double vanity, freestanding soaker tub, curb-less tiled shower, and a walk-in closet. The fully finished basement expands the living space with a large family room, two additional bedrooms, and a 4-piece bathroom.