

# \$679,900 - 63 Sixmile Road S, Lethbridge

MLS® #A2226784

**\$679,900**

5 Bedroom, 3.00 Bathroom, 1,620 sqft

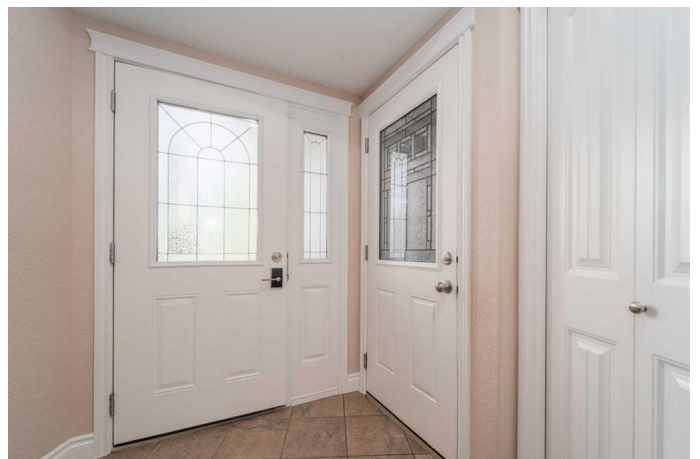
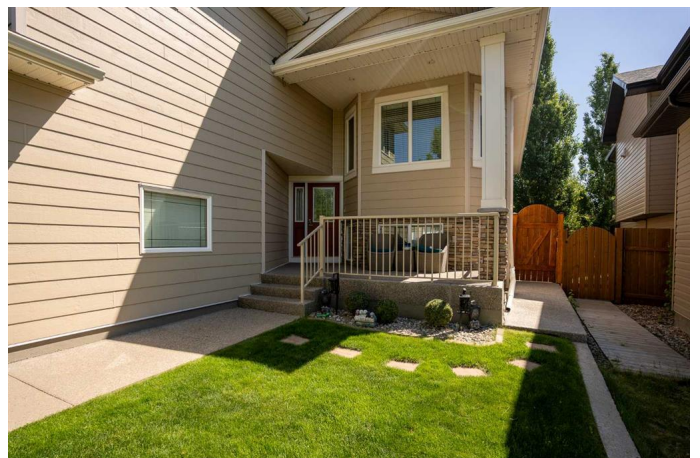
Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

Welcome to this beautifully maintained and thoughtfully upgraded modified bi-level, located in the highly desirable Southgate neighbourhood of South Lethbridge. From the moment you arrive, you'll appreciate the pride of ownership and the move-in-ready condition of this spacious, light-filled home. With vaulted ceilings throughout the main level and over 2,000 square feet of developed living space, this home is perfect for families, professionals, or anyone looking for a stylish yet functional layout.

Step into the like-new kitchen, where quartz countertops, custom cabinetry, and barely-used appliances create a space that's as beautiful as it is practical. Just off the kitchen, a formal dining room flows seamlessly into the open-concept living area—ideal for entertaining or cozy evenings at home. From the kitchen, you also have direct access to your east-facing covered deck, where you can enjoy morning sunrises and peaceful views of the professionally landscaped backyard.

The main level offers two generously sized bedrooms and a well-appointed 4-piece bathroom. Up a short flight of stairs, the massive primary suite spans an impressive 22 feet in width. This retreat-style space features a 10-foot walk-in closet and a pristine 5-piece ensuite with dual sinks, a large soaker tub, and a separate shower—your personal



sanctuary after a long day.

The fully developed lower level is just as impressive, featuring a walkout to a second covered patio area where a large hot tub awaits. Surrounded by mature trees and meticulous landscaping, the backyard offers exceptional privacy and tranquility. Inside, the lower level includes a spacious family room complete with a cozy gas fireplace, two additional large bedrooms, another full 4-piece bathroom, and a separate laundry room with additional storage.

Completing this exceptional home is an oversized double garage that stretches nearly 30 feet deep—providing plenty of room for vehicles, storage, or a home workshop.

Homes like this—well cared for, upgraded, and located in one of Lethbridge’s most sought-after communities—don’t come along often.

Built in 2010

**Essential Information**

MLS® #	A2226784
Price	\$679,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,620
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

**Community Information**

Address	63 Sixmile Road S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K5S6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped, Lawn, Level, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	20
Zoning	R-L

### **Listing Details**

Listing Office	REAL BROKER
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