

# \$799,900 - 1612 Sixmile View S, Lethbridge

MLS® #A2236042

**\$799,900**

5 Bedroom, 3.00 Bathroom, 1,569 sqft

Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

Another beautiful home built by Custom Quality Build Ltd.! This one is a 1569 square foot on main raised bungalow with a forced walk-out basement. Main floor features open plan with vaulted ceilings and vinyl plank floors in main living areas. Kitchen has large island with quartz counters and a walk-in pantry. Sliding glass doors to deck out back from dining room. Living room is a good size and is at rear of home to catch all the light that comes in from the south facing backyard. There are 2 bedrooms on the main floor including primary bedroom with walk-in closet and 4 piece ensuite that features double sinks and a walk-in shower. There is also another full bathroom with tub/shower combo on the main. Laundry room is also on main with entrance to garage. Basement is fully developed with family room that includes a wet bar and space for a full size fridge. There are 3 bedrooms in the basement and full bathroom with tub/shower combo, that also has a laundry area. Walk-out to covered patio below with steps up to the backyard. Home has conveniences of central a/c and tankless hot water. Home has architecturally controlled chain link developer back fence that indicates at some point, it will likely be future green space. Completion estimated December 2025.

Built in 2025

## Essential Information



MLS® #	A2236042
Price	\$799,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,569
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1612 Sixmile View S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8J2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Quartz Counters, Recessed Lighting, Sump Pump(s), Wet Bar
Appliances	Dishwasher, Microwave, Refrigerator, Tankless Water Heater, Central Air Conditioner, Dryer, Electric Stove, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Up To Grade

### Exterior

Exterior Features	None
-------------------	------

Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 1st, 2025
Days on Market	101
Zoning	R-L

### **Listing Details**

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.