

# \$649,900 - 579 Sixmile Crescent S, Lethbridge

MLS® #A2237654

**\$649,900**

5 Bedroom, 3.00 Bathroom, 1,588 sqft

Residential on 0.10 Acres

Southgate, Lethbridge, Alberta

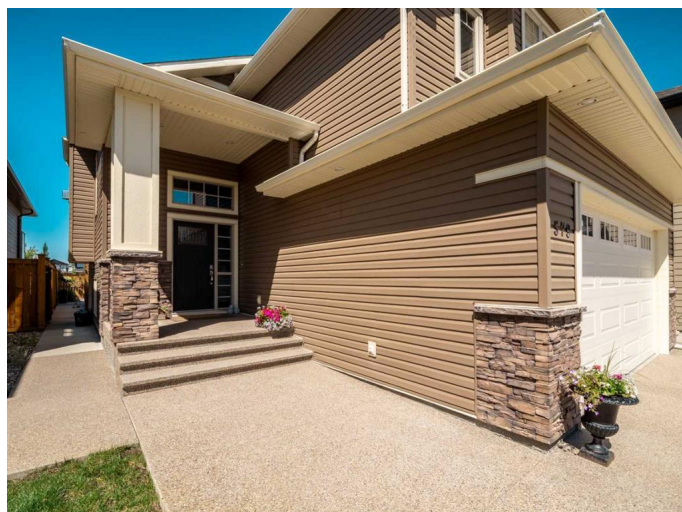
Beautiful bi-level home in desirable Sixmile neighbourhood close to all shopping and amenities! Quality finishing throughout including hardwood floors, upgraded fixtures, upgraded cabinets, and modern decor. Large welcoming entry with door to garage. Main floor has open design with beautiful hardwood floors and vaulted ceilings. Gourmet kitchen boasts granite counters, stainless steel appliances, skylights, and corner pantry. Living room is comfortable and cozy, complete with gas fireplace. Main floor is finished with 2 more bedrooms, and a full 4 piece bath with tub/shower combo. Primary bedroom retreat above the garage has vaulted ceilings, walk-in closet, and an ensuite that features double sinks and walk-in shower. Forced walk-up basement has family room with another gas fireplace, a wet bar(with bar fridge), 2 more good size bedrooms, and a 4 piece bath with tub/shower combo. Walk outside to the covered patio and backyard. Covered deck up top with access from kitchen to relax in the shade. Enjoy conveniences of central a/c, central vac, and Control 4 system(needs to be set up) with in-ceiling speakers. Yard is fenced and landscaped with low maintenance. Double garage for your vehicles. Move in and enjoy!

Built in 2012

## Essential Information

MLS® #

A2237654



Price	\$649,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,588
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	579 Sixmile Crescent S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5W8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Aggregate
# of Garages	2

### Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Bar Fridge, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes

Basement	Finished, Full, Walk-Up To Grade
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## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 7th, 2025
Days on Market	1
Zoning	R-L

## Listing Details

Listing Office	REAL BROKER
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