

# \$755,000 - 59 Sixmile Road S, Lethbridge

MLS® #A2258981

**\$755,000**

4 Bedroom, 4.00 Bathroom, 2,523 sqft

Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

Welcome to 59 Sixmile Rd South in Lethbridge, Alberta! This stunning 4-bedroom, 3.5-bathroom home offers a perfect blend of luxury and comfort.

On the top floor, you'll find three spacious bedrooms, including a master suite featuring a high-end walk-in closet. The convenience of a laundry room on both the top floor and in the basement makes everyday living a breeze. A versatile bonus room adds extra space for relaxation or play.

The main floor showcases an impressive all-glass family room that floods the space with natural light, complemented by a dual-sided fireplace that elegantly separates the dining room and outside oasis. Step outside to the covered deck area, perfect for entertaining or enjoying quiet evenings.

The fully finished basement is an entertainer's dream, boasting a large bedroom and a 4-piece bathroom. You'll love the full bar with a dishwasher and the massive theater room, equipped with a projector, screen, and top-of-the-line sound system controlled through a Control4 system.

The yard is a low-maintenance oasis with AstroTurf, eliminating the need for mowing or watering. Additional highlights include permanent outdoor lighting, a fully insulated garage with epoxy floors, and a



comprehensive security system for peace of mind.

Donâ€™t miss your chance to own this exceptional homeâ€”schedule a viewing today with your favorite realtor!!!

Built in 2015

**Essential Information**

MLS® #	A2258981
Price	\$755,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,523
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	59 Sixmile Road S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5S6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

**Interior**

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity,
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	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Family Room, Gas, Blower Fan, Dining Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Lighting, Private Yard
Lot Description	Back Yard, City Lot, Garden, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 21st, 2025
Zoning	R-L

## Listing Details

Listing Office	Onyx Realty Ltd.
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