

# \$728,750 - 716 Sixmile Crescent S, Lethbridge

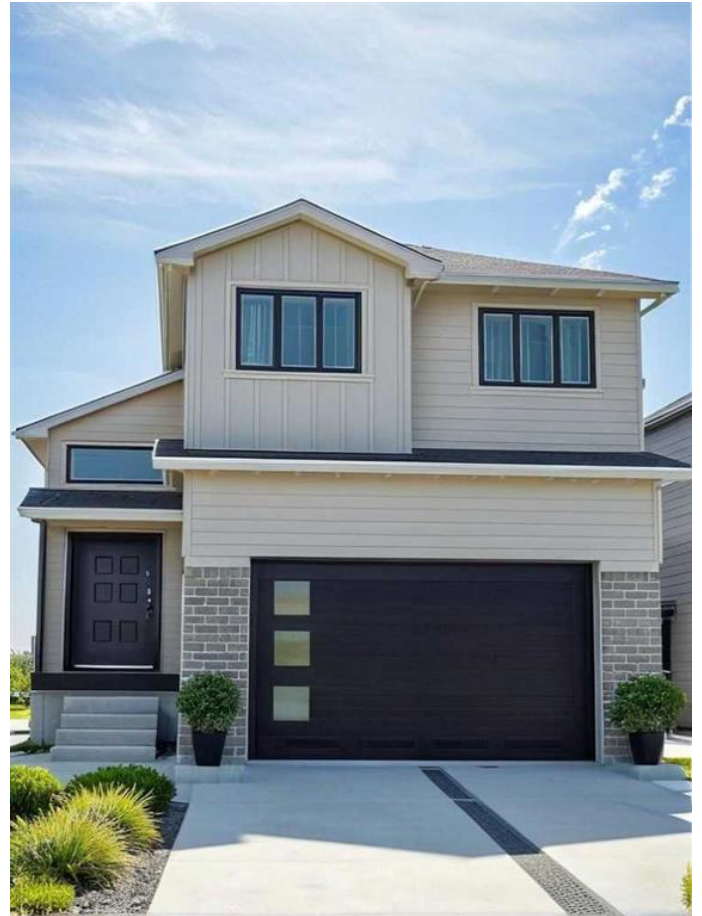
MLS® #A2211415

## \$728,750

6 Bedroom, 4.00 Bathroom, 1,734 sqft  
Residential on 0.10 Acres

Southgate, Lethbridge, Alberta

Spacious, luxurious! This full walkout bi-level is tastefully crafted. You said you preferred bi-level, but you do not want to pass through your kitchen to the living room – we listened. This bi-level has the living room in front. It has an electric fireplace with window on each side, a window above the entry door overlooking the living even add to brighten the foyer and living room up. The primary retreat on the main floor is enthralling. Large primary bedroom, a 5-piece ensuite including a jetted tub, large walk-in closet. You will find the dining and kitchen at the back with large picture window and 8 ft high sliding patio door overlooking the large, covered deck and the yard. Home is fully developed with a total of 6 bedrooms, 3.5 baths. In addition to the primary on the main floor, there are three bedrooms on the loft area above the garage where you will also find the main laundry space and a full bath. The vast 9 ft ceiling walkout basement will impress. The large family room with a wet bar has another electric fireplace, 2 large bedrooms, a full bath and another laundry space tucked in the mechanical room. No claustrophobia in the large 22 x 25 ft garage. And yes, it is 13 ft high. If your garage is that high, you might as well use to its potential. The 16 ft wide and 9 ft high garage door is equipped with a side lift. You could install hydraulic lift to store your sport or vintage car. Or store mom/dad's or in-laws own for them in the fall/winter months. Other features in this beauty are – gas to covered deck, gas to patio at walkout



and gas to garage. Also, electric plug ready for your vehicle. There is stair from the covered deck to the yard. So, you and your guests will not be bungee jumping into 11 ft to the yard from the covered deck.

Built in 2024

**Essential Information**

MLS® #	A2211415
Price	\$728,750
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,734
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	716 Sixmile Crescent S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8G3

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Tankless
-------------------	-------------------------------------------------------------------------------------------------------------------------------------

Appliances	Hot Water, Vinyl Windows, W Built-In Oven, Central Air Humidifier, Microwave, Range Heater, Washer/Dryer, Garbu
Heating	ENERGY STAR Qualified Eq
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out



## Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Lane, Rectangular Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Other
Foundation	Poured Concrete

## Additional Information

Date Listed	April 14th, 2025
Days on Market	37
Zoning	RL

## Listing Details

Listing Office	Onyx Realty Ltd.
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.