

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

MLS® #A2226784

\$679,900

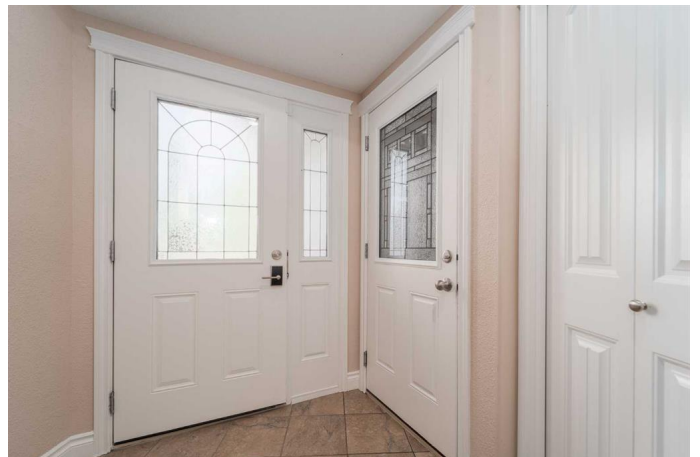
5 Bedroom, 3.00 Bathroom, 1,620 sqft
Residential on 0.12 Acres

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, Rectangular Lot, Many Trees
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2025
Days on Market	37
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.