

\$534,999 - 536 Sixmile Crescent S, Lethbridge

MLS® #A2236215

\$534,999

4 Bedroom, 3.00 Bathroom, 1,168 sqft

Residential on 0.09 Acres

Southgate, Lethbridge, Alberta

If you're looking for a move-in ready home that feels brand new without paying new build prices, this is it!

Located in a quiet Southside neighbourhood, this fully developed bi-level offers modern comfort, functional space, and zeroscaped front and back yards for easy maintenance. You'll also enjoy an attached double garage and room to park your RV or boat. The main floor features a bright living room, a spacious dining area, and a kitchen with island. The primary bedroom includes a private en-suite, and there's also a second bedroom and a full four-piece bathroom. Downstairs, you'll find a large family room with a cozy gas fireplace, two more bedrooms, and another full bathroom. The finished laundry/mechanical room offers plenty of storage space. Additional perks include air conditioning, central vacuum, all appliances included and yes, it's spotless. Call your favorite REALTOR® today to view this bright and airy home.

Built in 2013

Essential Information

MLS® # A2236215

Price \$534,999

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,168
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	536 Sixmile Crescent S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K5X2

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 8th, 2025
Days on Market	3
Zoning	R-L

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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