

# \$719,000 - 1712 Sixmile View S, Lethbridge

MLS® #A2266463

**\$719,000**

4 Bedroom, 2.00 Bathroom, 1,422 sqft  
Residential on 0.15 Acres

Southgate, Lethbridge, Alberta

Welcome to Bungalow living at its finest! This home is sure to please with its 4 bedrooms, open floor plan and high Vaulted ceilings. As soon as you walk in, you'll be drawn to the natural light that fills the living room and dining room, thanks to the large windows. The kitchen features stone countertops, a large island and plenty of cabinet space. The master bedroom has a 5 pc ensuite and walk in closet. The basement is fully finished with 9' ceilings, 3 other bedrooms as well as a 4 pc bathroom.

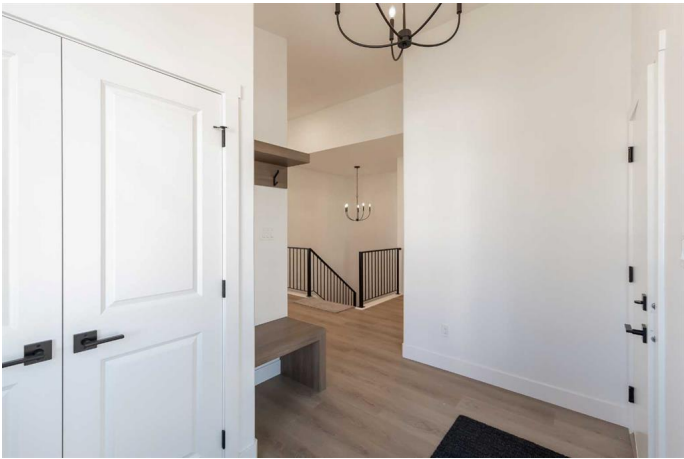
Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266463    |
| Price          | \$719,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,422       |
| Acres          | 0.15        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

Address 1712 Sixmile View S



|             |            |
|-------------|------------|
| Subdivision | Southgate  |
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1K 8G3    |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Stone Counters |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s)                                             |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | Central Air                                                                                             |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Electric                                                                                                |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full                                                                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-L                |

### Listing Details

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

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