

# \$850,000 - 182 Sixmile Bay S, Lethbridge

MLS® #A2229978

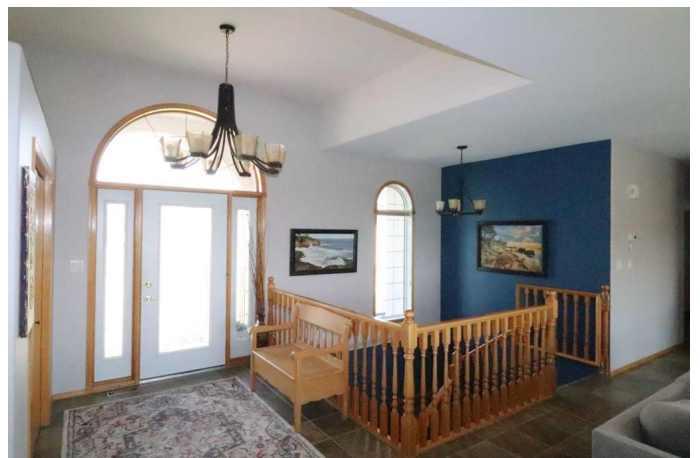
**\$850,000**

5 Bedroom, 4.00 Bathroom, 2,144 sqft

Residential on 0.46 Acres

Southgate, Lethbridge, Alberta

Imagine owning a home in a peaceful cul-de-sac setting with exceptional southern views, all the living space you could ever need, and within a short distance to many of the best amenities south Lethbridge has to offer. Finally! that home is available! The expansive 20,000+ sq ft pie shaped lot presents so much space to utilize and enjoy. This sprawling, well maintained 2144 sq ft bungalow is truly impressive and has an extensive list of features and highlights that include 5 bedrooms, 5 bathrooms, a wide open design on the upper and lower levels with large rooms, elevated ceilings, plenty of windows to enjoy your fantastic views, 4-season sunroom at the back of the home, and a nice sized main floor laundry room. The kitchen space is ideal and offers an abundance of cabinetry, granite countertops, a large island and breakfast bar, walk-in pantry, and updated stainless appliances. Perfect for day-to-day living or for entertaining guests. Another luxury feature in the home is the 5pc Ensuite bathroom with a soaker tub and heating in the floor, shower bench and shower floor. The lower level is completely developed and brings your total living area to more than 3800 sq ft. A family room, games room, wet bar, a second fireplace, 3 bedrooms, 2 bathrooms, and a walk-out door from the family room taking you right out onto a large, sheltered patio area and directly to your back yard. The heated 35' x 24' attached garage with high ceilings, exceptional off-street



parking space, a massive irrigated front yard, and water feature welcome you home each day. Additional updates include bathroom renovations, lighting and plumbing fixtures, paint, both hot water tanks in 2024 and all new shingles in 2023. Call a Real Estate Professional today to book your viewing!

Built in 2001

**Essential Information**

MLS® #	A2229978
Price	\$850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,144
Acres	0.46
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	182 Sixmile Bay S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5S9

**Amenities**

Parking Spaces	3
Parking	Garage Door Opener, Heated Garage, Additional Parking, Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Garden, Awning(s), Fire Pit
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	2
Zoning	R-L

## Listing Details

Listing Office	Royal Lepage South Country - Lethbridge
----------------	-----------------------------------------

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.