# \$745,000 - 59 Sixmile Road S, Lethbridge

MLS® #A2258981

# \$745,000

4 Bedroom, 4.00 Bathroom, 2,523 sqft Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

Welcome to 59 Sixmile Rd South in Lethbridge, Alberta! This stunning 4-bedroom, 3.5-bathroom home offers a perfect blend of luxury and comfort.

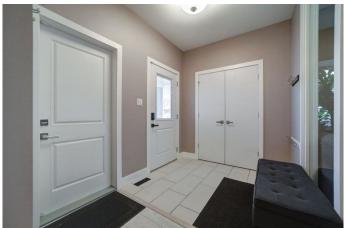
On the top floor, you'II find three spacious bedrooms, including a master suite featuring a high-end walk-in closet. The convenience of a laundry room on both the top floor and in the basement makes everyday living a breeze. A versatile bonus room adds extra space for relaxation or play.

The main floor showcases an impressive all-glass family room that floods the space with natural light, complemented by a dual-sided fireplace that elegantly separates the dinning room and outside oasis. Step outside to the covered deck area, perfect for entertaining or enjoying quiet evenings.

The fully finished basement is an entertainer's dream, boasting a large bedroom and a 4-piece bathroom. You'II love the full bar with a dishwasher and the massive theater room, equipped with a projector, screen, and top-of-the-line sound system controlled through a Control4 system.

The yard is a low-maintenance oasis with AstroTurf, eliminating the need for mowing or watering. Additional highlights include permanent outdoor lighting, a fully insulated garage with epoxy floors, and a







comprehensive security system for peace of mind.

Don't miss your chance to own this exceptional homeâ€"schedule a viewing today with your favorite realtor!!!

Built in 2015

#### **Essential Information**

MLS® # A2258981 Price \$745,000

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,523
Acres 0.12
Year Built 2015

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 59 Sixmile Road S

Subdivision Southgate
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1K 5S6

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Garage Faces Front

# of Garages 2

#### Interior

Interior Features Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity,

Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet

Bar, Wired for Sound

Appliances Built-In Oven, Dishwasher, Range Hood, Refrigerator, Washer/Dryer,

Bar Fridge, Gas Cooktop

Heating Fireplace(s), Forced Air, Natural Gas, Zoned

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Blower Fan, Family Room, Gas, Dining Room, Double Sided

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Garden, Lighting, Private Yard

Lot Description Back Yard, City Lot, Garden, Low Maintenance Landscape, Street

Lighting

Roof Asphalt Shingle

Construction Cement Fiber Board, Vinyl Siding

Foundation Poured Concrete

#### Additional Information

Date Listed September 21st, 2025

Days on Market 27 Zoning R-L

## **Listing Details**

Listing Office Onyx Realty Ltd.

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