

\$849,900 - 1704 Sixmile View S, Lethbridge

MLS® #A2269451

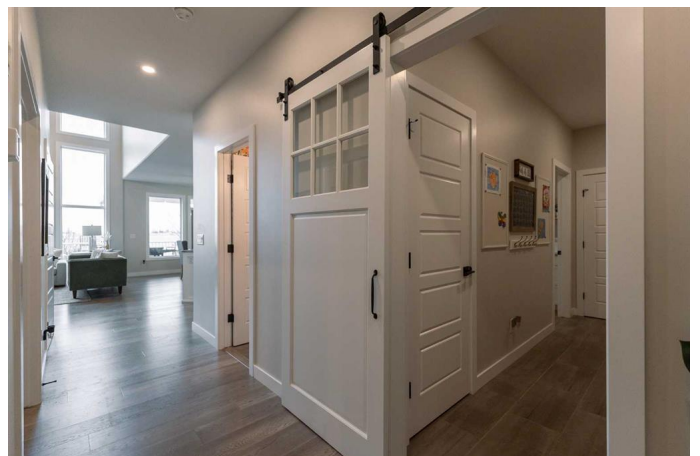
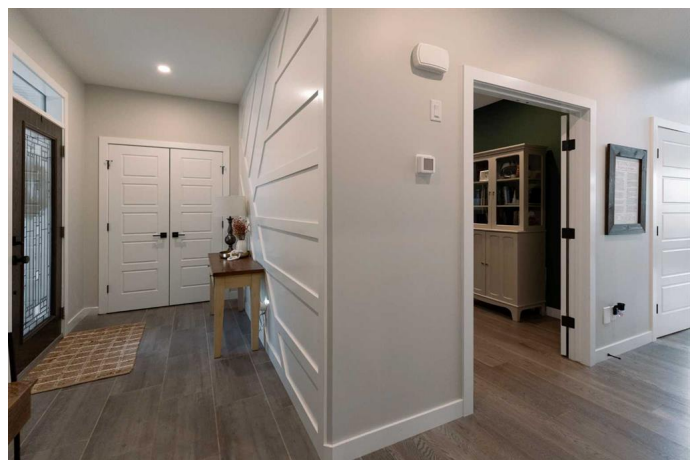
\$849,900

6 Bedroom, 4.00 Bathroom, 2,908 sqft

Residential on 0.14 Acres

Southgate, Lethbridge, Alberta

This stunning executive two-storey in the sought-after Sixmile community offers the perfect blend of luxury, comfort, and functionality, showcasing exceptional quality and thoughtful design with over 4,100 sq. ft. of beautifully finished living space. Featuring 6 bedrooms, 3.5 bathrooms, and a main floor office, this home is ideal for families seeking space! The main floor boasts 9' ceilings, a dramatic vaulted living room with a floor-to-ceiling stone fireplace, and expansive windows that fill the home with natural light! The kitchen impresses with quartz countertops, premium stainless steel appliances including an oversized fridge/freezer combo, a large island, and a walk-through butler's pantry that connects seamlessly to the mudroom with built-in storage. Upstairs, you'll find a bright bonus room, a full laundry room, and three spacious bedrooms, including a luxurious primary suite with a spa-inspired ensuite featuring double sinks, a fully tiled shower with dual heads, a soaker tub, and a walk-in closet! The fully developed basement continues the high-end finishes with 9' ceilings, brand new carpet, three additional bedrooms, a family room, a second laundry space, and a full bath—perfect for guests or growing families. Outside, the east-facing backyard is a private retreat backing onto an open field, featuring a covered deck with storage space underneath and Wi-Fi-controlled underground sprinklers! Additional highlights include a



heated double attached garage with mezzanine storage, central A/C, a dual-zoned furnace, and a tankless hot water system. Every detail of this home has been crafted for modern living—offering elegance, practicality, and unparalleled comfort in one of Lethbridge’s most desirable neighbourhoods!

Built in 2019

Essential Information

MLS® #	A2269451
Price	\$849,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,908
Acres	0.14
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1704 Sixmile View S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8G3

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Chandelier, Closet Organizers, Vaulted Ceiling(s), 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	Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	3
Zoning	R-L

Listing Details

Listing Office	Onyx Realty Ltd.
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