

\$759,900 - 648 Sixmile Crescent S, Lethbridge

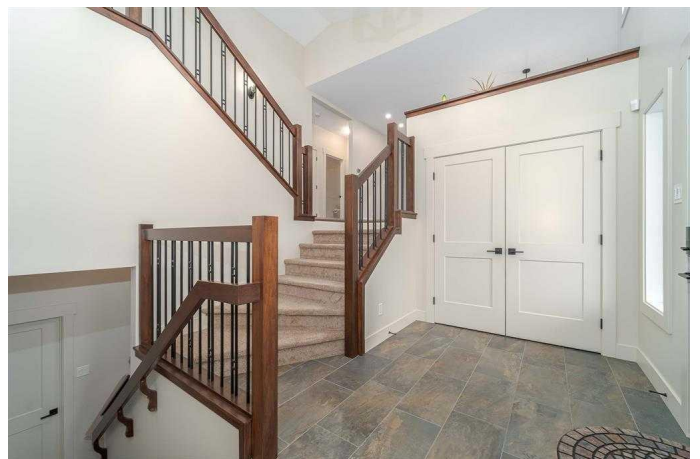
MLS® #A2071787

\$759,900

5 Bedroom, 3.00 Bathroom, 2,034 sqft
Residential on 0.13 Acres

Southgate, Lethbridge, Alberta

Show home on fully fenced, landscaped corner lot. This park facing property is located in the sought after area of Sixmile. The 5 bedroom, 3 bath home has extensive upgrades and plenty of extras including multi-zone heating and cooling, tankless water heater, hot water on demand, high end electrical system, central vac and kick sweep, underground sprinklers with drip line system for flowerbeds and architectural laminated composite shingles. The kitchen area is a fabulous space with its large granite island and counter tops (unique burnished gold colouring), voluminous cupboard space, double wall oven, built in garburator, double door stainless fridge, pantry, and oversized dining area. The sunken living room with floor to ceiling feature wall includes a gas fireplace with remote for intensity, lights and blower. The custom wood plank tray ceiling and large windows adds to the warmth of the room. The primary bedroom must be seen to be appreciated with matching wood plank tray ceilings, 5 piece ensuite and large walk in closet with built in shelves. The basement is fully finished with 2 bedrooms (each with walk-in closets), 4 piece bathroom, a great family room with theatre ceiling speakers and a wet bar. The home is also equipped for remote monitoring and management with external controls for heating, cooling, humidity, and many lights. 3 car heated garage with extensive built-ins and covered deck completes this beautiful home. Also has a



remote sunscreen being added to the rear deck. The Alberta New Home Warranty does not expire until 2031!

Built in 2019

Essential Information

MLS® #	A2071787
Price	\$759,900
Sold Price	\$749,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,034
Acres	0.13
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	648 Sixmile Crescent S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8G4

Amenities

Parking Spaces	6
Parking	Off Street, Triple Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer,

	Electric Cooktop, Garage Control(s), Garburator, Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Landscaped, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2023
Date Sold	February 26th, 2024
Days on Market	203
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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