

# \$679,900 - 63 Sixmile Road S, Lethbridge

MLS® #A2226784

**\$679,900**

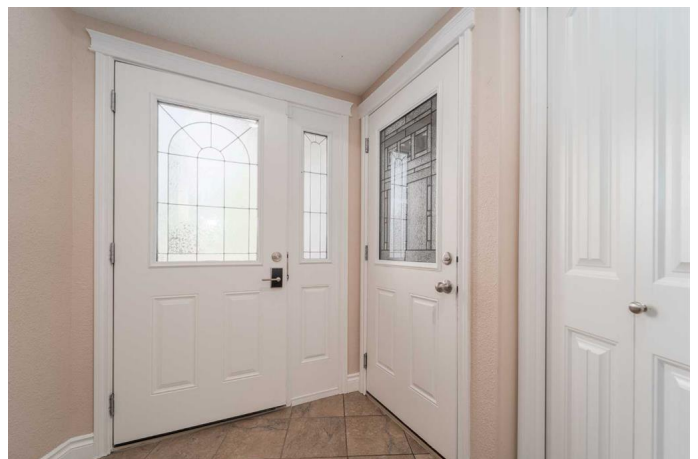
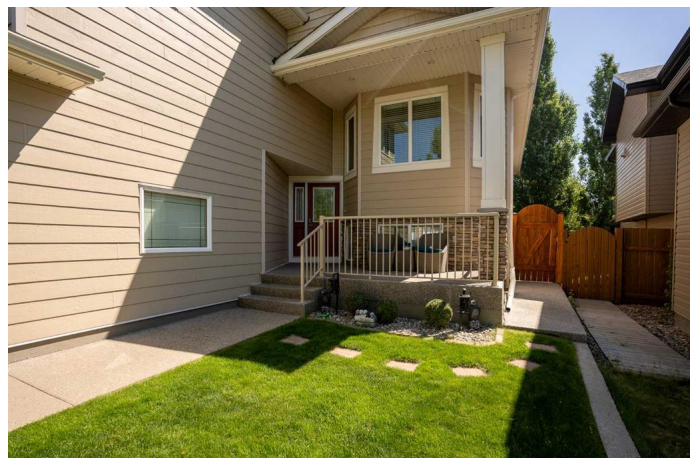
5 Bedroom, 3.00 Bathroom, 1,620 sqft  
Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

Welcome to this beautifully maintained and thoughtfully upgraded modified bi-level, located in the highly desirable Southgate neighbourhood of South Lethbridge. From the moment you arrive, you'll appreciate the pride of ownership and the move-in-ready condition of this spacious, light-filled home. With vaulted ceilings throughout the main level and over 2,000 square feet of developed living space, this home is perfect for families, professionals, or anyone looking for a stylish yet functional layout.

Step into the like-new kitchen, where quartz countertops, custom cabinetry, and barely-used appliances create a space that's as beautiful as it is practical. Just off the kitchen, a formal dining room flows seamlessly into the open-concept living area—ideal for entertaining or cozy evenings at home. From the kitchen, you also have direct access to your east-facing covered deck, where you can enjoy morning sunrises and peaceful views of the professionally landscaped backyard.

The main level offers two generously sized bedrooms and a well-appointed 4-piece bathroom. Up a short flight of stairs, the massive primary suite spans an impressive 22 feet in width. This retreat-style space features a 10-foot walk-in closet and a pristine 5-piece ensuite with dual sinks, a large soaker tub, and a separate shower—your personal



sanctuary after a long day.

The fully developed lower level is just as impressive, featuring a walkout to a second covered patio area where a large hot tub awaits. Surrounded by mature trees and meticulous landscaping, the backyard offers exceptional privacy and tranquility. Inside, the lower level includes a spacious family room complete with a cozy gas fireplace, two additional large bedrooms, another full 4-piece bathroom, and a separate laundry room with additional storage.

Completing this exceptional home is an oversized double garage that stretches nearly 30 feet deep—providing plenty of room for vehicles, storage, or a home workshop.

Homes like this—well cared for, upgraded, and located in one of Lethbridge’s most sought-after communities—don’t come along often.

Built in 2010

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2226784          |
| Price          | \$679,900         |
| Sold Price     | \$655,000         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,620             |
| Acres          | 0.12              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Sold              |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 63 Sixmile Road S |
| Subdivision | Southgate         |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1K5S6            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, Vinyl Windows, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(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          | Finished, Full, Walk-Out                                                                                                                 |

### **Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | None                                                            |
| Lot Description   | Back Yard, Lawn, Landscaped, Level, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Composite Siding                                                |
| Foundation        | Poured Concrete                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 2nd, 2025  |
| Date Sold      | July 11th, 2025 |
| Days on Market | 39              |
| Zoning         | R-L             |
| HOA Fees       | 0.00            |

### **Listing Details**

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