

# \$649,900 - 579 Sixmile Crescent S, Lethbridge

MLS® #A2237654

**\$649,900**

5 Bedroom, 3.00 Bathroom, 1,588 sqft

Residential on 0.10 Acres

Southgate, Lethbridge, Alberta

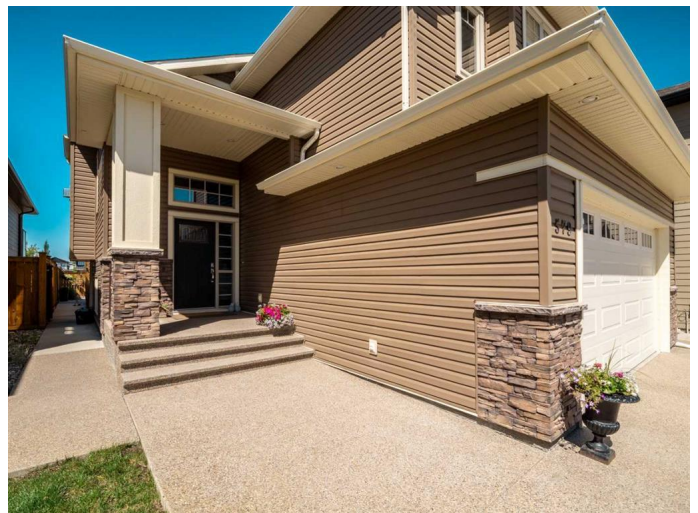
Beautiful bi-level home in desirable Sixmile neighbourhood close to all shopping and amenities! Quality finishing throughout including hardwood floors, upgraded fixtures, upgraded cabinets, and modern decor. Large welcoming entry with door to garage. Main floor has open design with beautiful hardwood floors and vaulted ceilings. Gourmet kitchen boasts granite counters, stainless steel appliances, skylights, and corner pantry. Living room is comfortable and cozy, complete with gas fireplace. Main floor is finished with 2 more bedrooms, and a full 4 piece bath with tub/shower combo. Primary bedroom retreat above the garage has vaulted ceilings, walk-in closet, and an ensuite that features double sinks and walk-in shower. Forced walk-up basement has family room with another gas fireplace, a wet bar(with bar fridge), 2 more good size bedrooms, and a 4 piece bath with tub/shower combo. Walk outside to the covered patio and backyard. Covered deck up top with access from kitchen to relax in the shade. Enjoy conveniences of central a/c, central vac, and Control 4 system(needs to be set up) with in-ceiling speakers. Yard is fenced and landscaped with low maintenance. Double garage for your vehicles. Move in and enjoy!

Built in 2012

## Essential Information

MLS® #

A2237654



|                |                   |
|----------------|-------------------|
| Price          | \$649,900         |
| Sold Price     | \$645,000         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,588             |
| Acres          | 0.10              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Sold              |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 579 Sixmile Crescent S |
| Subdivision | Southgate              |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1K 5W8                |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings                                                         |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                              |
| 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      BBQ gas line

Lot Description        Back Lane, Back Yard, Landscaped, Low Maintenance Landscape,  
Standard Shaped Lot

Roof                      Asphalt Shingle

Construction          Stone, Vinyl Siding

Foundation            Poured Concrete

**Additional Information**

Date Listed             July 7th, 2025

Date Sold                August 8th, 2025

Days on Market        32

Zoning                   R-L

HOA Fees                0.00

**Listing Details**

Listing Office           REAL BROKER

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.