

# \$639,000 - 709 Sixmile Crescent S, Lethbridge

MLS® #A2254873

**\$639,000**

5 Bedroom, 3.00 Bathroom, 1,395 sqft  
Residential on 0.10 Acres

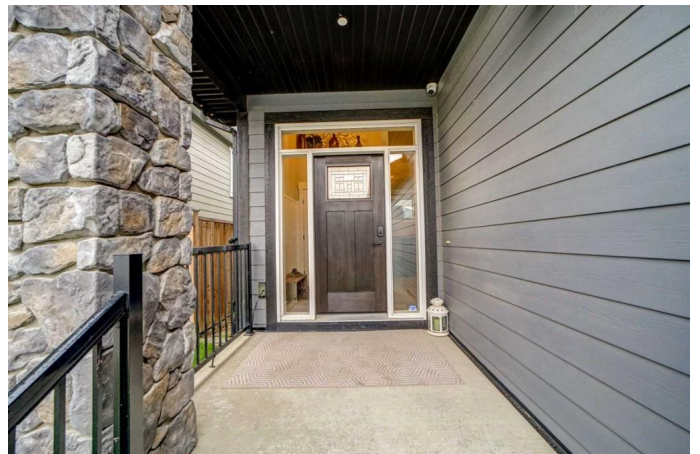
Southgate, Lethbridge, Alberta

Welcome to this beautifully crafted turn-key home in one of South Lethbridge's most desirable and growing communities, Sixmile. With 5 bedrooms and 3 full bathrooms, this property offers plenty of space for families seeking comfort and convenience.

Step inside to discover custom carpentry details throughout that make this bi-level truly one of a kind. The open-concept main floor features a modern kitchen complete with a butler's pantry – a dream for coffee lovers and entertainers alike. Just off the dining area, the covered deck provides privacy and wind protection, creating the perfect spot to relax and take in stunning prairie sunsets.

Downstairs, the lower level impresses with 3 oversized bedrooms, each with generous closet space, as well as a spacious family room ideal for gatherings or a home theatre.

Additional highlights include: Double attached garage with plenty of storage. Gemstone Lighting, Close proximity to Lethbridge Polytechnic, schools, shopping, Lethbridge Airport, Golf Course, Walkways, easy access to major roadways to quickly get around Lethbridge and amenities. This home truly blends thoughtful design with functionality – offering space, style, and unbeatable location. A must-see for buyers looking to settle into South Lethbridge living!



Built in 2020

## Essential Information

MLS® #	A2254873
Price	\$639,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,395
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	709 Sixmile Crescent S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8G3

## Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Off Street
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Bookcases, Natural Woodwork, Tankless Hot Water, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Range, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Street Lighting, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	September 10th, 2025
Days on Market	1
Zoning	R-M

## Listing Details

Listing Office	Onyx Realty Ltd.
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