

# \$835,000 - 721 Sixmile Crescent S, Lethbridge

MLS® #A2194013

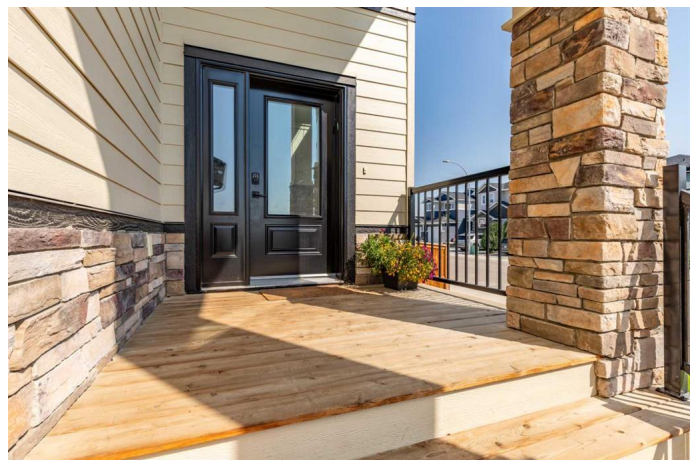
**\$835,000**

5 Bedroom, 4.00 Bathroom, 2,379 sqft

Residential on 0.13 Acres

Southgate, Lethbridge, Alberta

Step into this dream home - complete with unique features, high end finishes and enough space for the whole family! This custom build offers distinct variety within Sixmile - a bi-level bonus that is thoughtful, creative and enjoys a spacious corner lot. The entrance of this home has a WOW factor! Soaring ceilings, bespoke stair railings, a wrap-around main floor and plentiful natural light. There's great flow as you progress into the home; a designated dining area, main floor office, cozy living room with gas fireplace, TWO covered decks (both with natural gas hook ups), a quartz adorned kitchen with well sized pantry, half bathroom and spacious laundry room. The primary suite rounds out the main floor with a custom walk-in closet, 4 piece ensuite and well sized bedroom! The upper floor greets you with a bonus living room, 2 spacious bedrooms and a 5 piece bathroom featuring dual vanities and a separate toilet/shower room! The basement rounds out this home with a HUGE family room that spans the whole length of the home! On one side you'll find a gorgeous wet bar, on the other a cozy fireplace with built in shelving, perfect for movie nights! There's yet another 2 bedrooms (both with walk-in closets), a 4 piece bathroom and the hidden gem in this home is the tremendous amount of storage! Take a few steps into the mechanical room to find a ton of bonus storage space for all your seasonal items! The garage offers tall ceilings and reinforced floors to host a car lift. Fully landscaped, fenced and ready for you to move



in with great access to amenities!

Built in 2021

### Essential Information

MLS® #	A2194013
Price	\$835,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,379
Acres	0.13
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	721 Sixmile Crescent S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8G3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Built-in Features, Double Vanity, No Animal Home, Pantry, Skylight(s), Storage, Sump Pump(s), Wet Bar
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner, Garage Control(s)

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Family Room, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Corner Lot, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	48
Zoning	R-L

## Listing Details

Listing Office	Grassroots Realty Group
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