

# \$750,000 - 416 Sixmile Cove S, Lethbridge

MLS® #A2225119

## \$750,000

5 Bedroom, 4.00 Bathroom, 2,280 sqft

Residential on 0.16 Acres

Southgate, Lethbridge, Alberta

A stunning Sixmile home located in a quiet cul-de-sac. Perfect for a family looking for elevated living, great access to major amenities and in a family-oriented neighbourhood. A cozy front verandah welcomes you to this 2,280 sq/ft 2 storey built by Van Arbour. The main floor is a functional, wrap-around floor plan that includes a well sized pantry, private mud room, half bathroom and open concept living, kitchen and dining areas complete with a gas fireplace and quartz counters. Heading upstairs there is a bonus living room which makes for a great flex space, the primary suite enjoys a view of the backyard, has a 5-piece ensuite that enters into the walk-in closet which then enters into the laundry room, talk about convenience! There are 2 additional bedrooms upstairs that share a 4 piece bathroom. The finished basement enjoys a wet bar in the family room, the perfect place to have movie nights or to watch the big game! 2 more bedrooms and a 4 piece bathroom are downstairs, along with plentiful storage space. The double garage is heated with extra tall ceilings, a covered deck keeps you protected from the elements and the backyard is a place you'll spend all your time this summer! A patio complete with water feature, garden beds, the pie-shaped lot brings lots of lawn to enjoy and there's an option for RV parking!

Built in 2011



## Essential Information

MLS® #	A2225119
Price	\$750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,280
Acres	0.16
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	416 Sixmile Cove S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5V5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	5
Zoning	R-L

## Listing Details

Listing Office	Grassroots Realty Group
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