

# \$595,000 - 532 Sixmile Crescent South, Lethbridge

MLS® #A2213815

## \$595,000

5 Bedroom, 3.00 Bathroom, 1,526 sqft  
Residential on 0.09 Acres

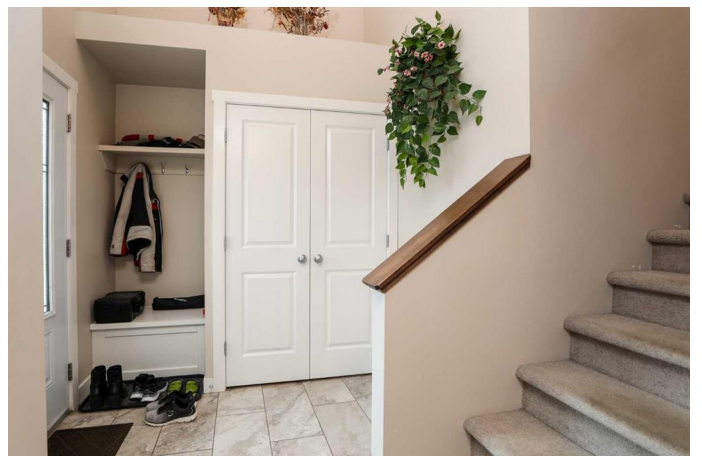
Southgate, Lethbridge, Alberta

5 bedroom, 3 bathroom home in Southgate community. Well maintained property with great space throughout the home. Vaulted ceilings on the main floor and large windows downstairs allow lots of light into the great home. 2 gas fireplaces to keep you cozy. Granite counter tops and stainless appliances in the nicely sized kitchen with oversize island. Gas stove for your cooking pleasure! Generously sized master suite set as a bonus space above the garage. Large jetted tub included in the 5pc ensuite along side large walk in closet. There's 2 bedrooms on the main floor and another 2 large bedrooms in the basement. Nice size deck off the dining room makes BBQ'ing easy! The double attached garage makes life convenient as well!! Contact your favourite Realtor® for a viewing!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2213815  |
| Price          | \$595,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,526     |
| Acres          | 0.09      |
| Year Built     | 2016      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | Modified Bi-Level |
| Status   | Active            |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 532 Sixmile Crescent South |
| Subdivision | Southgate                  |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1K 5X2                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Vaulted Ceiling(s)              |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Family Room, Gas, Living Room                     |
| Has Basement      | Yes   |
| Basement          | Finished, Full                                    |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Other                                |
| Lot Description   | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Wood Frame                           |
| Foundation        | Poured Concrete                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 1                |

Zoning R-L

## **Listing Details**

Listing Office Royal LePage South Country - Lethbridge

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