

# \$724,500 - 29 Sixmile Road S, Lethbridge

MLS® #A2229185

## \$724,500

5 Bedroom, 3.00 Bathroom, 1,689 sqft

Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

Discover refined living in this stunning bi-level home, custom built by Greenwood Homes, ideally situated in one of South Lethbridge's most coveted neighbourhoods. Backing directly onto the tranquil waters of Southgate Lake and bordered by a scenic greenbelt, this location offers an exceptional blend of privacy, beauty, and convenience. Spanning over 1,600 sq. ft. above grade and fully developed throughout, this meticulously maintained residence combines timeless craftsmanship with modern comfort. The open-concept design is accentuated by soaring vaulted ceilings, rich granite countertops, maple cabinetry, and expansive windows that flood the home with natural light while offering picturesque views of the lake and surrounding park space. The heart of the home features a spacious living and dining area, perfect for both family life and entertaining. A well-appointed kitchen opens seamlessly to the main living space, while the large bedrooms provide plenty of room for rest and relaxation. The primary suite is a true retreat, complete with a generous walk-in closet, jetted jacuzzi tub, and separate shower. Downstairs, the fully finished basement offers two additional large bedrooms, a full bathroom, and an inviting family room warmed by a corner gas fireplace—ideal for cozy evenings in. Enjoy outdoor living at its finest with a well landscaped yard, underground sprinklers, and an east-facing deck where you can sip your



morning coffee while overlooking the calm lake waters. Additional features include main floor laundry, an actual double garage, central air conditioning, Hunter Douglas window coverings, and a gas line for your BBQ. Located just minutes from major southside amenities including Costco, Walmart, Home Depot, Lowe's, and an array of restaurants this home offers an unmatched lifestyle opportunity in South Lethbridge. Homes in this setting rarely come available. Don't miss your chance to make this exceptional property your own.

Built in 2010

**Essential Information**

MLS® #	A2229185
Price	\$724,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,689
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	29 Sixmile Road S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5T9

**Amenities**

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Jetted Tub, Skylight(s), Sump Pump(s), Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Backs on to Park/Green Space, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	83
Zoning	R-L

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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