

**1640 Sixmile View S  
Lethbridge, Alberta**

**MLS # A2299078**



**\$765,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,928 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Sump Pump(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, A/C Unit, 2x garage door openers.

This 1,928 sq. ft. modified bi level at 1640 Sixmile View S offers a thoughtful blend of space, function, and modern design, featuring five bedrooms, 3.5 bathrooms, and a double attached garage. The main level is anchored by an open concept layout that seamlessly connects the kitchen, dining, and living areas, creating a bright, cohesive space designed for both everyday living and effortless entertaining. The kitchen is well appointed and intuitive, balancing style with practicality. Also on the main level, the primary suite delivers a private retreat, complete with a walk in closet and a refined five piece ensuite. Upstairs, two additional bedrooms and a full four piece bathroom provide comfortable separation for family or guests. The lower level extends the home's versatility with a spacious rec room, two more bedrooms, each with walk in closets, a full bathroom, and ample storage throughout. Positioned in one of Lethbridge's most desirable south side communities, 1640 Sixmile View S offers a clean, functional layout with the space to grow, designed for the way you live today.