

**1684 Sixmile View S**  
**Lethbridge, Alberta**

**MLS # A2310150**



**\$674,900**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,588 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Street Lig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, stove/oven, dishwasher, washer/dryer, tv mount, all window coverings, all light fixtures

Welcome to 1684 Sixmile View S! This amazing home is in immaculate shape and features 1,587 square feet of living space above grade. The welcoming foyer is attached to the garage where you can easily park two vehicles. Moving to the main level, you have a nice and open space with a great kitchen and a dining area. The living room is nice and bright with big windows and a fire place. This will be a great spot to hang out with the family for movie nights. There is also a bedroom, a 4pc bathroom, and laundry on this level. Upstairs you have the primary bedroom complete with a big 5pc ensuite. There's tons of closet space in here as well. Downstairs you have a great recreation room, two more bedrooms, a bathroom, and a utility room. Your new backyard will be amazing during the summer with a great deck and plenty of green space. Don't sleep on this great home. Contact your favourite REALTOR&reg; today!