

**63 Sixmile Road
Lethbridge, Alberta**

MLS # A2226784



\$689,900

Division:	Southgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,620 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

Welcome to this beautifully maintained and thoughtfully upgraded modified bi-level, located in the highly desirable Southgate neighbourhood of South Lethbridge. From the moment you arrive, you'll appreciate the pride of ownership and the move-in-ready condition of this spacious, light-filled home. With vaulted ceilings throughout the main level and over 2,000 square feet of developed living space, this home is perfect for families, professionals, or anyone looking for a stylish yet functional layout. Step into the like-new kitchen, where quartz countertops, custom cabinetry, and barely-used appliances create a space that's as beautiful as it is practical. Just off the kitchen, a formal dining room flows seamlessly into the open-concept living area—ideal for entertaining or cozy evenings at home. From the kitchen, you also have direct access to your east-facing covered deck, where you can enjoy morning sunrises and peaceful views of the professionally landscaped backyard. The main level offers two generously sized bedrooms and a well-appointed 4-piece bathroom. Up a short flight of stairs, the massive primary suite spans an impressive 22 feet in width. This retreat-style space features a 10-foot walk-in closet and a pristine 5-piece ensuite with dual sinks, a large soaker tub, and a separate shower—your personal sanctuary after a long day. The fully developed lower level is just as impressive, featuring a walkout to a second covered patio area where a large hot tub awaits. Surrounded by mature trees and meticulous landscaping, the backyard offers exceptional privacy and tranquility. Inside, the lower level includes a spacious family room complete with a cozy gas fireplace, two additional large bedrooms, another full 4-piece bathroom, and a separate laundry room with additional storage. Completing this exceptional home is an oversized

double garage that stretches nearly 30 feet deep—providing plenty of room for vehicles, storage, or a home workshop. Homes like this—well cared for, upgraded, and located in one of Lethbridge’s most sought-after communities—don’t come along often.