

**1612 Sixmile View S
Lethbridge, Alberta**

MLS # A2236042



\$799,900

Division:	Southgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,569 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Progressive New Home Warranty

Another beautiful home built by Custom Quality Build Ltd.! This one is a 1569 square foot on main raised bungalow with a forced walk-out basement. Main floor features open plan with vaulted ceilings and vinyl plank floors in main living areas. Kitchen has large island with quartz counters and a walk-in pantry. Sliding glass doors to deck out back from dining room. Living room is a good size and is at rear of home to catch all the light that comes in from the south facing backyard. There are 2 bedrooms on the main floor including primary bedroom with walk-in closet and 4 piece ensuite that features double sinks and a walk-in shower. There is also another full bathroom with tub/shower combo on the main. Laundry room is also on main with entrance to garage. Basement is fully developed with family room that includes a wet bar and space for a full size fridge. There are 3 bedrooms in the basement and full bathroom with tub/shower combo, that also has a laundry area. Walk-out to covered patio below with steps up to the backyard. Home has conveniences of central a/c and tankless hot water. Home has architecturally controlled chain link developer back fence that indicates at some point, it will likely be future green space. Completion estimated October 2025.