

# \$625,000 - 693 Sixmile Crescent S, Lethbridge

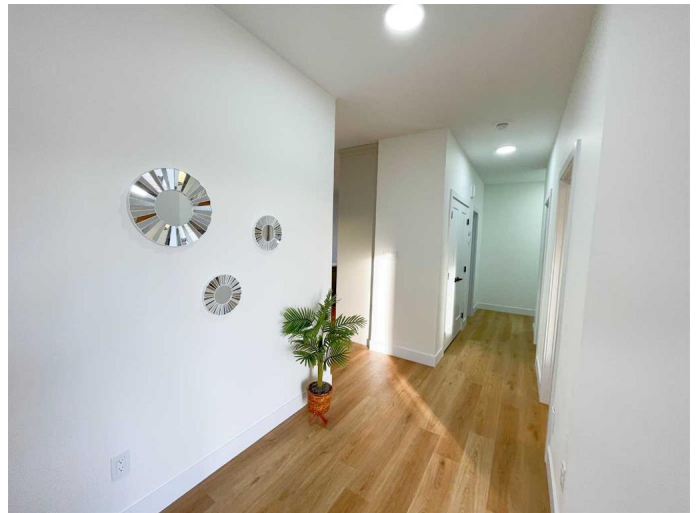
MLS® #A2201456

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,922 sqft  
Residential on 0.10 Acres

Southgate, Lethbridge, Alberta

Welcome to this exquisite two-story home located in the prestigious Sixmile community. Built in 2023, this home offers a thoughtfully designed floor plan with nearly 2,000 square feet of modern living space. From the moment you step inside, youâ€™ll be greeted by a grand statement foyer and a versatile office space, perfect for remote work or creating your own entertainment hub. With CAT6 wired internet throughout the house, staying connected has never been easier. The open-concept main floor features a chef-inspired kitchen with a large island, a walk-through pantry, and a bright, inviting great room and dining nook that overlook the fully landscaped and fenced backyard. Upstairs, youâ€™ll find the luxurious primary suite, complete with a spacious 5-piece ensuite featuring a soaker tub and a walk-in closet. Two additional bedrooms, a flexible bonus room, and a centrally located laundry room ensure convenience and comfort for the whole family. The central bonus room smartly separates the primary suite from the secondary bedrooms, offering added privacy. The unfinished basement provides over 1,000 square feet of potential living space, complete with a separate entry, rough-ins for a laundry area and wet bar, and the opportunity to transform it into a rental suite or additional living quarters. A separate parking area at the rear adds extra convenience. Car enthusiasts and DIYers will appreciate the oversized double garage, which includes insulation,



rough-in for a heater, and a 220V plugâ€”perfect for adding a car lift, a workshop, or fast EV charging. Situated in the highly sought-after Sixmile community, this home is just minutes away from big-box shopping, a golf course, and all the amenities you could need. Donâ€™t miss this opportunity to own a nearly brand-new home in a prime location. Schedule your private viewing today!

Built in 2023

### Essential Information

MLS® #	A2201456
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,922
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	693 Sixmile Crescent S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8J3

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Garage Faces Front

# of Garages 452

### **Interior**

Interior Features Kitchen Island, Sump Pump(s), Walk-In Closet(s), Wired for Data  
Appliances Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Electric Oven  
Heating Forced Air  
Cooling Central Air  
Has Basement Yes  
Basement Full, Unfinished

### **Exterior**

Exterior Features Private Yard  
Lot Description Rectangular Lot  
Roof Asphalt Shingle  
Construction Asphalt  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 12th, 2025  
Days on Market 2  
Zoning R-L

### **Listing Details**

Listing Office Maxwell Devonshire Realty

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