

# \$675,000 - 428 Sixmile Cove S, Lethbridge

MLS® #A2246817

## \$675,000

4 Bedroom, 4.00 Bathroom, 2,006 sqft

Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

A fully finished 2 storey in Sixmile - located in a quiet cul-de-sac with bonus living room, private yard and totally turn-key for you! Stepping inside the main floor there is an open concept living, dining and kitchen area complete with gas fireplace, quartz countertops, corner pantry and a convenient half bathroom just a few steps away from the entertaining area. There's a spacious bonus living room upstairs that can easily host a home office, play room, movie room or home gym! 3 bedrooms are also upstairs along with 4 piece shared bathroom, 5 piece ensuite featuring soaker tub and dual vanities and a laundry room! The finished basement offers a cozy family room, fourth bedroom, 3 piece bathroom and storage space. The deck is covered and has built-in secure storage under it, there's a stamped patio and a beautifully landscaped yard to enjoy as well! Great access to amenities and this family-friendly neighbourhood can be a great fit for you!

Built in 2011

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2246817  |
| Price      | \$675,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 2,006       |
| Acres          | 0.11        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 428 Sixmile Cove S |
| Subdivision | Southgate          |
| City        | Lethbridge         |
| County      | Lethbridge         |
| Province    | Alberta            |
| Postal Code | T1K 5V5            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, Kitchen Island, Pantry, Soaking Tub                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                            |
| Cooling           | Central Air                                                                                                                           |
| Fireplace         | Yes                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                        |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                         |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Lawn, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding                                                 |
| Foundation        | Poured Concrete                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 53               |
| Zoning         | R-L              |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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