



**232 Sixmile Common S  
Lethbridge, Alberta**

**MLS # A2316811**



**\$675,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Southgate                                      |               |                   |
| <b>Type:</b>     | Residential/House                              |               |                   |
| <b>Style:</b>    | Modified Bi-Level                              |               |                   |
| <b>Size:</b>     | 1,732 sq.ft.                                   | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac               |               |                   |

|                    |                         |                   |     |
|--------------------|-------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Composite Siding        | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -   |

**Features:** Bar, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Pool Table and Accessories, Hot Tub, N/G BBQ, Firepit, Garage Heater (x2), Underground Sprinkler and Controls

Welcome to this stunning custom-built 1,732 sq. ft. modified bi-level located in the highly sought-after community of Sixmile in South Lethbridge. Offering 4 bedrooms, 3 bathrooms, an attached double garage, and an additional detached double garage, this exceptional property provides the perfect combination of space, functionality, and convenience. Enjoy being just minutes from shopping, restaurants, parks, and many of South Lethbridge's most desirable amenities. The heart of the home is the beautiful kitchen, featuring custom cabinetry, granite countertops, ample workspace, and a layout designed for both everyday living and entertaining. The main floor also offers two generously sized bedrooms, a full bathroom, and a bright, open-concept living and dining area filled with natural light. Above the garage, you'll find a truly impressive primary retreat. This massive bedroom offers plenty of space to unwind and features a luxurious 5-piece ensuite along with a huge walk-in closet that is sure to impress. The fully developed basement adds even more living space with a large rec room that's perfect for movie nights, entertaining, or family gatherings. You'll also find an additional spacious bedroom and a full bathroom, making this level ideal for guests, teenagers, or a growing family. The convenient forced walkout provides direct access to the private backyard and hot tub, creating a seamless connection between indoor and outdoor living. Outside, you'll appreciate the beautifully maintained yard complete with underground sprinklers, helping keep your lawn looking its best all season long. The private backyard offers plenty of room to relax, entertain, and enjoy the outdoors while the attached and detached double garages provide incredible storage and workspace options. If you've been searching for a home that checks all the boxes—custom finishes, multiple

garages, spacious living areas, a private backyard, and an unbeatable South Lethbridge location&mdash;this Sixmile gem is one you won't want to miss.