



**556 Sixmile Crescent S
Lethbridge, Alberta**

MLS # A2322509



\$795,800

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,312 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Garage Faces Front, Ga		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Dishwasher, (2)Range, (2) Refrigerator, Washer/Dryer, Stackable washer/dryer, A/C, Garage door opener

This well-maintained home offers excellent space, quality finishes, and outstanding value in one of Lethbridge's most desirable neighbourhoods. Located in the sought-after Sixmile community, this spacious two-storey home offers over 3,000 sq. ft. of developed living space and is close to shopping, parks and Lethbridge College. The home features 4 bedrooms, 3.5 bathrooms, and three gas fireplaces. The kitchen includes granite countertops, premium appliances, and a walk-through pantry. A covered deck with custom railings and a ceiling fan provides a great space to relax or entertain. Upstairs, you'll find three bedrooms, a large bonus room, and a spacious primary suite with a luxurious ensuite featuring heated floors, dual sinks, a double shower, and a jetted tub. The fully developed basement includes a one-bedroom illegal suite with a separate entrance, offering flexibility for extended family or rental income. A rare highlight is the two heated double garages. The attached garage includes a mezzanine office, while the detached garage provides extra space for vehicles, storage, or a workshop. Don't miss out on this one!