

# \$575,000 - 244 Sixmile Common S, Lethbridge

MLS® #A2259609

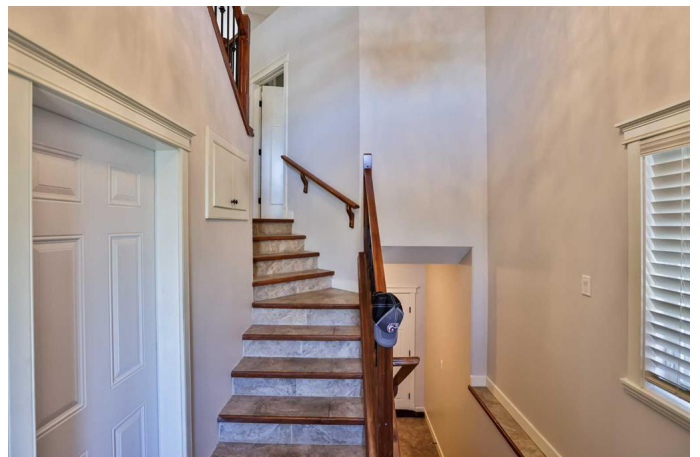
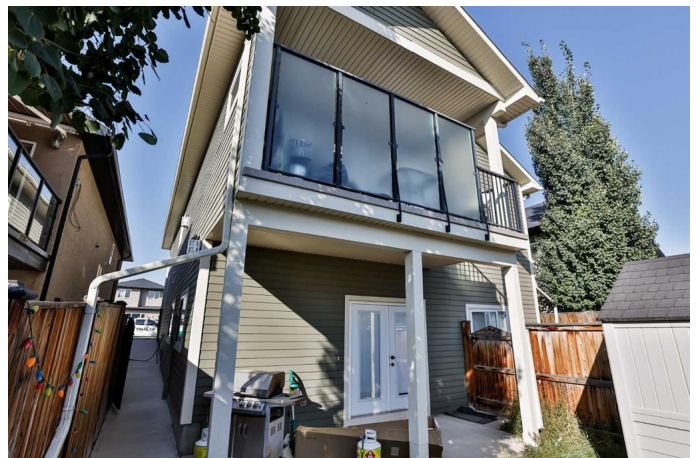
**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,474 sqft

Residential on 0.09 Acres

Southgate, Lethbridge, Alberta

This custom built home has been thoughtfully designed to offer all of the upgrades and conveniences of an executive home with the benefit of a private basement revenue suite. The home's large entry archway with front double attached garage and the master suite windows over the garage, give this home fantastic curb appeal. The home's appeal is further supported by the superior finishes of Hardie board siding, stone, and metal railing. The main floor has a spacious open design with vaulted ceilings, hardwood floors, and the kitchen, dining, and living areas all open to each other. The kitchen cabinets are a gorgeous rich solid maple stained door with dark countertops and complementing tile backsplash. Appliances are stainless steel with a gas stove, over-the-range microwave hood fan, fridge with water, and dishwasher in the island next to the sink. The kitchen and dining are accented by unique custom lighting. There is a lovely deck just off the living room that is partially enclosed for easy enjoyment. The living room has a corner gas fireplace with custom shelves for cozy easy decorating. This main level also offers a second bedroom, dedicated laundry room, and 4 piece bathroom. The master bedroom is up one more level above the garage, boasting a beautiful large primary bedroom with walk-in closet, and a spa-like ensuite with a jetted tub, double vanities, and a glass door shower. The basement suite, with a private walk-out entry, has tall ceilings with large windows for lots of



light creating a bright and inviting feeling. The suite offers 2 large bedrooms, a 4 piece bathroom, it's own stacking washer and dryer in a laundry closet, a modest kitchen and eating bar, and a corner gas fireplace. The small backyard is fully fenced with a small covered patio area, a shed, and a private parking pad with convenient back lane access. This custom home has been fabulously maintained with the entire interior of the home having been just freshly painted in a beautiful updated neutral cream tone creating the perfect fresh canvas for you to start decorating. Call your favorite real estate agent today to view.

Built in 2013

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259609    |
| Price          | \$575,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,474       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 244 Sixmile Common S |
| Subdivision | Southgate            |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1K 5S7              |

### **Amenities**

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

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, Jetted Tub, Open Floorplan, Pantry |
| Appliances        | Other                                                             |
| Heating           | Forced Air                                                        |
| Cooling           | Central Air                                                       |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 2                                                                 |
| Fireplaces        | Gas                                                               |
| Has Basement      | Yes                                                               |
| Basement          | Full                                                              |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Lot Description   | Back Lane, Back Yard      |
| Roof              | Asphalt Shingle           |
| Construction      | Cement Fiber Board, Stone |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 49                   |
| Zoning         | R-L                  |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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