

# **\$624,900 - 252 Sixmile Common S, Lethbridge**

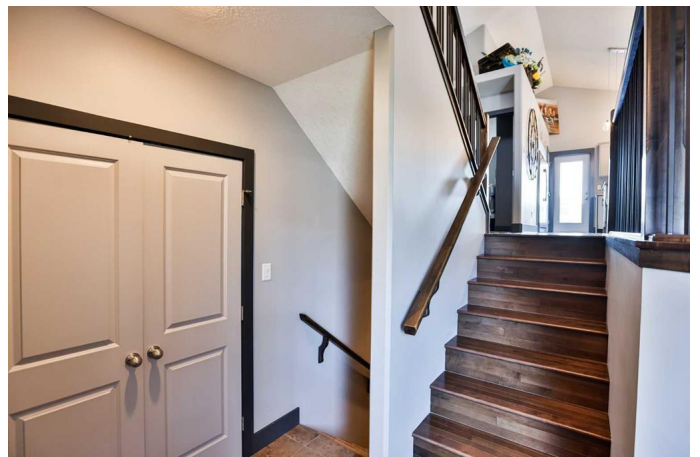
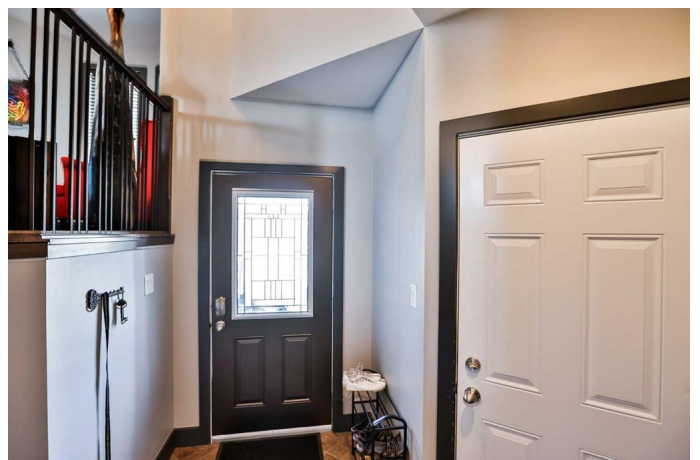
MLS® #A2235159

**\$624,900**

5 Bedroom, 3.00 Bathroom, 1,427 sqft  
Residential on 0.10 Acres

Southgate, Lethbridge, Alberta

Welcome to this beautifully upgraded 5-bedroom, 3-bathroom, bi-level home in the desirable Sixmile area of the Southgate subdivision. Featuring hardwood floors throughout the open-concept main floor creating a seamless transition from the stunning kitchen, dining room, to the cozy living room. The vaulted ceilings create a bright and expansive feeling of space. The kitchen has beautiful professionally painted cabinets with gorgeous granite countertops, a large island with eating bar, built-in Fridge/Freezer combo, and a slide-in range with a stainless steel hoodfan. The custom light fixture and designer backsplash tile put the finishing touches on this stunning kitchen. On this main level there are two bedrooms and a 4 piece full bathroom. The primary bedroom occupies the entire upper level offering plenty of space for a king bed and the furniture of your choice, as well as offering a beautiful ensuite with a tiled glass shower, and a walk-in closet. The laundry is in the basement in the large utility/furnace room. The remainder of the fully finished basement has been converted to accommodate a 2 bedroom illegal suite with its own separate walkout entrance. This suite has been thoughtfully designed to create a spacious and bright space perfect for a renter or family member. With all above-ground windows, all rooms get plenty of natural light. The suite enjoys a perfectly sized kitchenette and the convenience of its own stacking washer and dryer. The other great feature of



this suite is its own covered sunken patio space and a 2 car parking pad off the back lane. The yard has been beautifully landscaped and the home has fantastic curb appeal. This home has it all, a desirable location, beautiful finishes and features, and the bonus of a super functional suite. This one won't last long so call your favorite real estate agent to view today!

Built in 2009

### **Essential Information**

MLS® #	A2235159
Price	\$624,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,427
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	252 Sixmile Common S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7C6

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Built-In Refrigerator, Built-In Freezer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	11
Zoning	R-L

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.