



**GRASSROOTS**  
REALTY GROUP

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**252 Sixmile Common S**  
**Lethbridge, Alberta**

**MLS # A2235159**



**\$624,900**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance		

**Inclusions:** N/A

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!

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