



**GRASSROOTS**  
REALTY GROUP

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**536 Sixmile Crescent S  
Lethbridge, Alberta**

**MLS # A2236215**



**\$534,999**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, AC unit, All window coverings, Central vac and attachments

If you're looking for a move-in ready home that feels brand new—without paying new build prices, this is it! Located in a quiet Southside neighbourhood, this fully developed bi-level offers modern comfort, functional space, and zero-scaped front and back yards for easy maintenance. You'll also enjoy an attached double garage and room to park your RV or boat. The main floor features a bright living room, a spacious dining area, and a kitchen with island. The primary bedroom includes a private en-suite, and there's also a second bedroom and a full four-piece bathroom. Downstairs, you'll find a large family room with a cozy gas fireplace, two more bedrooms, and another full bathroom. The finished laundry/mechanical room offers plenty of storage space. Additional perks include air conditioning, central vacuum, all appliances included—and yes, it's spotless. Call your favorite REALTOR® today to view this bright and airy home.