



**GRASSROOTS**  
REALTY GROUP

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**517 Sixmile Crescent S  
Lethbridge, Alberta**

**MLS # A2287579**



**\$549,900**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Wet Bar		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, garage door opener (3), controls (3), window coverings, a/c unit, workbench in garage

Built by Tara Homes, this quality-crafted modified bi-level offers exceptional versatility and value, featuring two double garages, RV parking, and a separate basement entrance &mdash; ideal for multi-purpose living. Located in desirable Sixmile, this thoughtfully designed home showcases quartz countertops, engineered hardwood flooring, 9-foot ceilings, and a gas fireplace, all contributing to a bright and spacious atmosphere. The home includes four bedrooms and three full bathrooms, providing ample space for families or guests. The primary suite is a true retreat, complete with a four-piece ensuite featuring a tiled shower, dual sinks, a walk-in closet, and a tray-lit ceiling that adds warmth and elegance. The main floor also offers a full four-piece guest bathroom and functional laundry area. Step out from the dining nook onto the east-facing rear deck, perfect for enjoying morning sun and outdoor relaxation. The fully developed basement is well suited for an Airbnb opportunity or in-law suite, offering a wet bar, additional bedroom, and a three-piece bathroom, along with a separate entrance providing direct backyard access. At the rear of the property, you'll find an impressive 18' x 21' detached garage/man cave, professionally finished with drywall, insulation, heating, and central vacuum &mdash; an ideal space for hobbyists, mechanics, or a private workshop. RV parking is conveniently accessible from the paved rear lane, making it easy to store a trailer or boat at home. Additional highlights include central air conditioning for year-round comfort. All of this is located just minutes from major southside amenities, including Costco, Walmart, Home Depot, Superstore, restaurants, banking, and more. A truly versatile, turn-key property offering multiple ownership possibilities &mdash; perfect for vehicle enthusiasts, hobbyists, or anyone seeking

flexible living space with exceptional functionality.