



**517 Sixmile Crescent S
Lethbridge, Alberta**

MLS # A2287579

\$549,900



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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — 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 — 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 — perfect for vehicle enthusiasts, hobbyists, or anyone seeking

flexible living space with exceptional functionality.