



**244 Sixmile Common S
Lethbridge, Alberta**

MLS # A2124965



\$527,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,484 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Sump Pump(s)		

Inclusions: 2 fridges, 2 Stoves, 2 microwave hood fans, 2 washers, 2 dryers, 1 dishwasher, 1 shed, Central air

This cozy home, originally built by the owner, tucked away in a quiet corner of the Southgate community. Inside, the main floor opens up to a spacious layout. The kitchen is a dream with plenty of storage space in the cabinets and pantry, plus a large island perfect for cooking or gathering around. From the dining area, you can step out onto a balcony, and the living room is just the spot to cozy up next to the gas fireplace with its built-in shelves. There's also a bedroom, laundry room, and full bathroom on this level. Up a few steps, you'll find the bright primary bedroom suite, complete with a walk-in closet and ensuite bathroom featuring a jetted tub, separate shower, and double sinks. Downstairs, the basement holds two more bedrooms, another full bathroom, and a small kitchenette connected to a comfy living area. The basement gets plenty of light through its large windows, and you can step right out into the backyard or warm up by the fireplace. Outside, there's a driveway accessible from the back alley, as well as a double garage out front, so parking is never an issue. And the location couldn't be better – close to all the amenities South Lethbridge has to offer, including parks, shopping and more.