

252 Sixmile Common S
Lethbridge, Alberta

MLS # A2235159



\$624,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	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!