

\$575,000 - 244 Sixmile Common S, Lethbridge

MLS® #A2259609

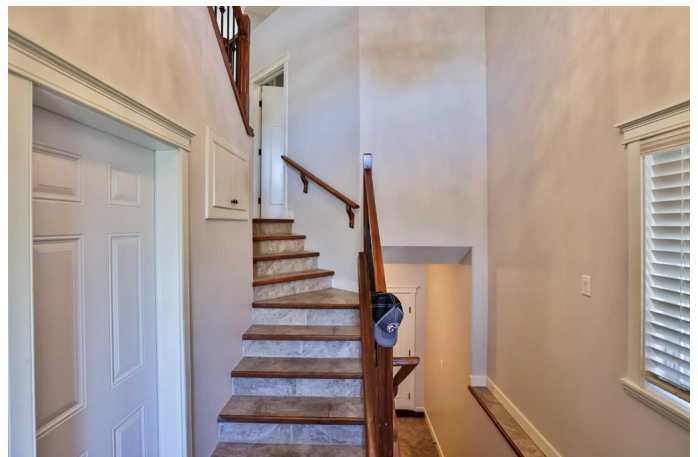
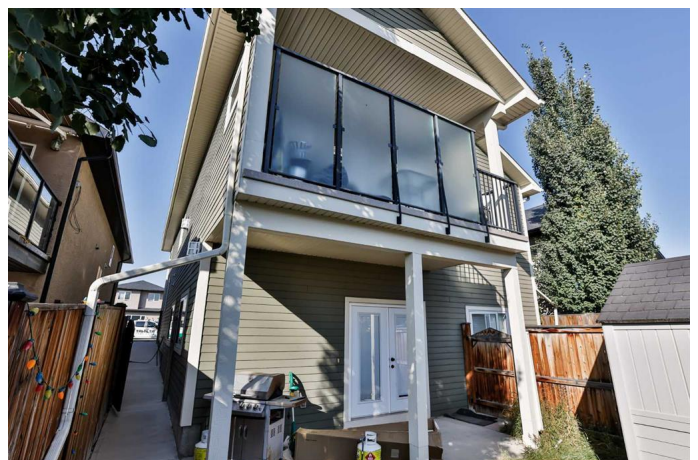
\$575,000

4 Bedroom, 3.00 Bathroom, 1,474 sqft

Residential on 0.09 Acres

Southgate, Lethbridge, Alberta

This custom built home has been thoughtfully designed to offer all of the upgrades and conveniences of an executive home with the benefit of a private basement revenue suite. The home's large entry archway with front double attached garage and the master suite windows over the garage, give this home fantastic curb appeal. The home's appeal is further supported by the superior finishes of Hardie board siding, stone, and metal railing. The main floor has a spacious open design with vaulted ceilings, hardwood floors, and the kitchen, dining, and living areas all open to each other. The kitchen cabinets are a gorgeous rich solid maple stained door with dark countertops and complementing tile backsplash. Appliances are stainless steel with a gas stove, over-the-range microwave hood fan, fridge with water, and dishwasher in the island next to the sink. The kitchen and dining are accented by unique custom lighting. There is a lovely deck just off the living room that is partially enclosed for easy enjoyment. The living room has a corner gas fireplace with custom shelves for cozy easy decorating. This main level also offers a second bedroom, dedicated laundry room, and 4 piece bathroom. The master bedroom is up one more level above the garage, boasting a beautiful large primary bedroom with walk-in closet, and a spa-like ensuite with a jetted tub, double vanities, and a glass door shower. The basement suite, with a private walk-out entry, has tall ceilings with large windows for lots of



light creating a bright and inviting feeling. The suite offers 2 large bedrooms, a 4 piece bathroom, it's own stacking washer and dryer in a laundry closet, a modest kitchen and eating bar, and a corner gas fireplace. The small backyard is fully fenced with a small covered patio area, a shed, and a private parking pad with convenient back lane access. This custom home has been fabulously maintained with the entire interior of the home having been just freshly painted in a beautiful updated neutral cream tone creating the perfect fresh canvas for you to start decorating. Call your favorite real estate agent today to view.

Built in 2013

Essential Information

MLS® #	A2259609
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,474
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	244 Sixmile Common S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5S7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Central Vacuum, High Ceilings, Jetted Tub, Open Floorplan, Pantry
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2025
Days on Market	38
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.