

# \$705,000 - 232 Sixmile Common S, Lethbridge

MLS® #A2267048

**\$705,000**

4 Bedroom, 3.00 Bathroom, 1,737 sqft

Residential on 0.15 Acres

Southgate, Lethbridge, Alberta

Welcome to this beautifully maintained executive modified bi-level home built by Grizzly Ridge! It offers over 1,700 sq. ft. of comfortable living space with thoughtful details throughout. Built in 2009, this property combines functionality and luxury in a quiet south-side crescent location. And car enthusiasts and hobbyists will appreciate not one, but TWO heated double garages—an attached 22' x 25'6" garage plus a detached 24' x 24' garage with 10'™ ceilings, 220 power, and built-in speakers! The spacious main level features vaulted ceilings, a bright open-concept living area, and a stunning kitchen with a large centre island and plenty of storage and workspace. The generous primary suite is a true retreat, complete with a double vanity, walk-in shower, and relaxing soaker tub. Both the main floor and upper bathroom feature in-floor heating for added comfort! Downstairs, the full walk-up basement feels bright and inviting with 9'™ ceilings and large windows that bring in plenty of natural light. The expansive family room is perfect for movie nights, games, or entertaining—with a pool table and hot tub included. There's also additional parking space behind the home for extra vehicles or guests. Additional highlights include built-in indoor and outdoor speakers, two fireplaces, central A/C, underground sprinklers, a covered rear deck, glass railings, and a fully fenced, landscaped yard. This is a rare opportunity to own a spacious, move-in-ready home with



exceptional garage space and an ideal layout  
for family living or entertaining!

Built in 2009

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267048          |
| Price          | \$705,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,737             |
| Acres          | 0.15              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 232 Sixmile Common S |
| Subdivision | Southgate            |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1K 5S7              |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 6                                              |
| Parking        | Double Garage Attached, Double Garage Detached |
| # of Garages   | 4                                              |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                      |
| Cooling           | Central Air                                                                                                     |
| Fireplace         | Yes                                                                                                             |

|                 |      |
|-----------------|------|
| # of Fireplaces | 2    |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Full |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Storage                    |
| Lot Description   | Cul-De-Sac, Pie Shaped Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Composite Siding           |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 2                  |
| Zoning         | R-L                |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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