

\$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
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.