

\$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	4
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
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