

**302 Sixmile Lane S
Lethbridge, Alberta**

MLS # A2287802



\$684,900

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,711 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: TV mount in Primary Bedroom, underground sprinklers, Pergola, raised garden boxes, central vac & attachments, shed, red storage shed in walkout

Welcome to this stunning 1,711 sq. ft. bi-level located in the prestigious Sixmile neighbourhood in South Lethbridge — a perfect blend of luxury, space, and functionality. This impressive 5-bedroom, 3-bathroom home offers exceptional design and thoughtful upgrades throughout. The main floor features beautiful hardwood flooring, granite countertops, a gas range, and a cozy gas fireplace that anchors the open-concept living space. The kitchen is both stylish and functional, ideal for entertaining or everyday family life. Just outside, you'll find a covered back deck overlooking a fantastic yard designed for gatherings, complete with pergola and pre-wiring for a hot tub. The primary retreat is truly a showstopper — massive in size with elegant coffered ceilings, recessed lighting, and a spacious walk-in closet with convenient laundry access. The ensuite is spa-inspired, featuring a large jetted soaker tub, dual vanities, and an oversized tiled shower. At the top of the stairs, a dedicated office space just outside the primary bedroom creates the perfect work-from-home setup. Downstairs, 9-foot ceilings enhance the already expansive feel of the fully developed basement, which includes a second gas fireplace, two large bedrooms, and a generous family room — ideal for movie nights or entertaining guests. A walkout closet adds extra storage convenience. Car enthusiasts and hobbyists will appreciate the large garage with plenty of room to tinker, along with additional RV parking. Major updates provide peace of mind, including new shingles (2015 with the remaining side completed in 2025) and brand-new windows and skylights throughout in 2025. Located close to schools, shopping, and numerous restaurant amenities, this exceptional Sixmile home offers upscale living in one of South Lethbridge's most sought-after communities. If

you've been waiting for a spacious, upgraded family home in a prime location — this is it.