

**260 Sixmile Common S
Lethbridge, Alberta**

MLS # A2306904



\$599,900

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,550 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this beautifully maintained 1,550 sq. ft. bi-level in the desirable Sixmile neighbourhood of South Lethbridge. Built in 2013 and still showing like new, this home offers 5 bedrooms, 3 bathrooms, 2 kitchens, and a bright, functional layout with excellent flexibility for family living. The main floor features hardwood flooring throughout, while the fully developed walkout basement offers high-quality laminate flooring and additional living space. Added value includes double insulation, new siding in 2025, and outdoor convenience with power and gas connections for both upper and lower decks, plus a hot tub switch already in place. Close to schools, shopping, restaurants, and amenities, this well-cared-for Sixmile home is a great opportunity in one of South Lethbridge's most sought-after neighbourhoods.