

# \$1,140,000 - 327 Prairie Garden Way S, Lethbridge

MLS® #A2188169

**\$1,140,000**

5 Bedroom, 5.00 Bathroom, 3,235 sqft

Residential on 0.33 Acres

Arbour Ridge, Lethbridge, Alberta

Welcome to your dream waterfront home on the lake in Arbour Ridge! This luxurious 5 bedroom, 4.5 bathroom beauty boasts over 3200 square feet of living space and sits on a spacious .33 acre lot. Enjoy breathtaking views of the serene lake right from your backyard.

This exquisite home features three family rooms, an upstairs laundry room for convenience, and an executive kitchen perfect for entertaining guests. The open layout allows for seamless flow throughout the home, creating a warm and inviting atmosphere.

Located just minutes away from shopping, restaurants, and all the amenities you could possibly need, this property offers both tranquility and convenience. Don't miss out on this rare opportunity to own a piece of paradise. Schedule a showing with your favourite REALTOR before it's too late!

Built in 2015

## Essential Information

MLS® #	A2188169
Price	\$1,140,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,235



Acres	0.33
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	327 Prairie Garden Way S
Subdivision	Arbour Ridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5V8

### **Amenities**

Parking Spaces	8
Parking	Single Garage Attached, Triple Garage Attached
# of Garages	4

### **Interior**

Interior Features	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Stone Counters, Double Vanity, French Door, Vinyl Windows, Jetted Tub, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Stone

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  January 17th, 2025

Days on Market            98

Zoning                        DC

### **Listing Details**

Listing Office               eXp Realty of Canada

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