

# \$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	Triple Garage Attached, Single Garage Attached
# of Garages	4

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Chandelier, Crown Molding, Stone Counters, French Door, Tray Ceiling(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	Lighting, Private Yard, Balcony
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Backs on to Park/Green Space, City Lot, Few Trees
Roof	Asphalt Shingle

Construction	Mixed, Stone
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 17th, 2025
Days on Market	94
Zoning	DC

**Listing Details**

Listing Office	eXp Realty of Canada
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