

# \$1,150,000 - 240 Prairie Rose Place S, Lethbridge

MLS® #A2206916

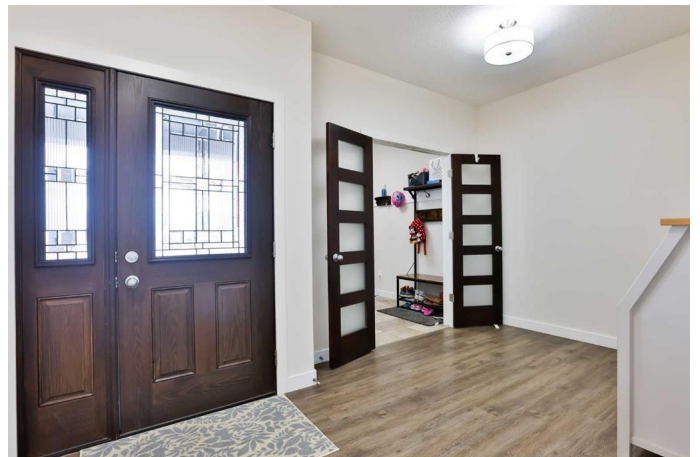
**\$1,150,000**

7 Bedroom, 4.00 Bathroom, 3,148 sqft

Residential on 0.33 Acres

Arbour Ridge, Lethbridge, Alberta

This is the first time on the market for this beautiful, executive home. Three words come to mind to describe this home: elegant, spacious, practical. With 7 bedrooms (all with walk-in closets), 3.5 baths and 4 living room areas (plus main floor sitting area off the kitchen) there is plenty of room for everyone to have quiet time! The amazing and spacious kitchen with the 10' unobstructed waterfall island will be a delight for the chef in the family, or those that love to entertain. On the main floor, you'll find the living room facing south with large windows to let in the beautiful sunlight, which spills over in to the kitchen and dining area. On the second floor, also facing south, you'll find the primary suite. On a clear day the unobstructed view of the mountains, from the primary suite, are peaceful and serene. This beautiful home comes with many bonus options: double sided fireplace in the primary suite/ensuite, HUGE walk-in closet in the primary suite, multiple laundry locations, wet bar in the lower level family room, sound system throughout the home and back patio, EV charger in the triple garage, triple glazed windows, large side patio with gas line and OH door to the garage, front & back UG sprinklers and more! The location of this home in a cul-de-sac allows the children to play out front without the concern of traffic. There is a large back yard as well, if that's your preference! And of course, I would be amiss if I forgot to mention you have no neighbors behind you! This amazing home



is close to shopping and restaurants, with only a short stroll to walking trails and the coulees. Possession is negotiable. Please see the Supplements tab for a list of home features and call your agent to book a showing today!

Built in 2016

### Essential Information

MLS® #	A2206916
Price	\$1,150,000
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,148
Acres	0.33
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	240 Prairie Rose Place S
Subdivision	Arbour Ridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5V7

### Amenities

Parking Spaces	7
Parking	Heated Garage, Off Street, Oversized, Triple Garage Attached, In Garage Electric Vehicle Charging Station(s)
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters,
-------------------	--

	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar, Tray Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Master Bedroom, Other
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, See Remarks, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	March 30th, 2025
Days on Market	11
Zoning	DC

## Listing Details

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.