

# \$1,080,000 - 327 Prairie Garden Way S, Lethbridge

MLS® #A2188169

**\$1,080,000**

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          | \$1,080,000 |
| 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 | Closet Organizers, Double Vanity, Jetted Tub, Vinyl Windows, Walk-In Closet(s), Bar, Bookcases, Built-in Features, Chandelier, Crown Molding, Stone Counters, French Door, Sump Pump(s), 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 | Balcony, Lighting, Private Yard   |
| Lot Description   | Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Mixed  |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  January 17th, 2025

Days on Market            116

Zoning                        DC

### **Listing Details**

Listing Office               eXp Realty of Canada

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