



**GRASSROOTS**  
REALTY GROUP

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**327 Prairie Garden Way S  
Lethbridge, Alberta**

**MLS # A2188169**



**\$1,080,000**

<b>Division:</b>	Arbour Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,235 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Single Garage Attached, Triple Garage Attached		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Jetted Tub, Stone Counters, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** "As is where is on completion"

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!