



GRASSROOTS
REALTY GROUP

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**241 Prairie Rose Place S
Lethbridge, Alberta**

MLS # A2190192



\$399,000

Division: Arbour Ridge

Lot Size: 0.74 Acre

Lot Feat: No Neighbours Behind, Pie Shaped Lot, Views

By Town: -

LLD: -

Zoning: DC

Water: -

Sewer: -

Utilities: -

Welcome to Prairie Arbour Estates! This community is the premier destination for estate living in south Lethbridge and serves as the benchmark for upscale developments in southern Alberta. Prairie Arbour Estates boasts unrivaled views of Sixmile Coulee and easy access to walking trails and the spectacular Prairie Arbour Park. This 0.74 acre lot sits in a quiet cul-de-sac and backs onto the coulee edge, fenced with gate access to the walking paths. Coulee view lots are in limited quantity and lots of this size are even more limited. Comparative market value for a lot of this size and location makes this property a tremendously valuable investment.