

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

MLS # A2156212



\$1,489,000

Division:	Arbour Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,210 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, High Ceilings, Kitchen Island		

Inclusions: FRIDGE/FREEZER COMBO, DOUBLE OVENS, BUILT-IN MICROWAVE, HOOD FAN, BERTAZONNI COOKTOP, DISHWASHER X2, WINE FRIDGE, WASHER, DRYER, GARAGE DOOR OPENER W/REMOTE(S), GARAGE HEATER, A/C, ALL WINDOW COVERINGS, TV WALL MOUNTS

Hey YQL and future YQL'ers, we have a real treat for you! If we had to choose just one word to describe 327 Prairie Garden Way, it would be "stunning"! This beautifully designed, fully developed 2-storey home is ready for its new owners. With 5 spacious bedrooms, a triple and a single-car garage, and a fantastic bar area, this home is perfect for all your family activities. Plus, it backs onto a serene pond for added tranquillity. Check out our video, drive by the property, ensure your pre-approval is in place, and make sure to add this gem to your shortlist and see it ASAP!