

# \$1,695,000 - 425 Arbourwood Terrace S, Lethbridge

MLS® #A2124170

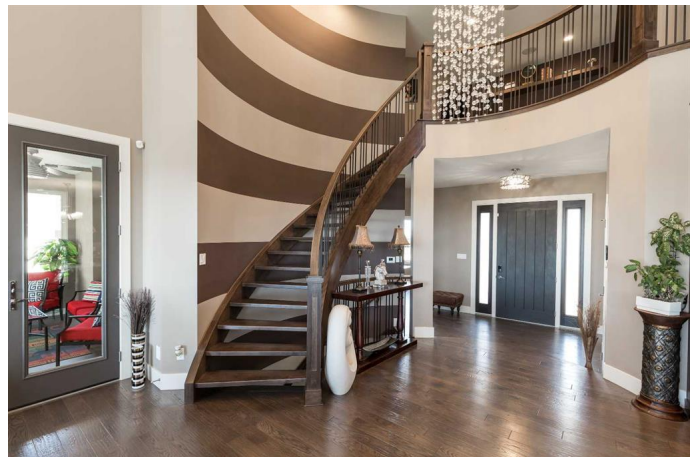
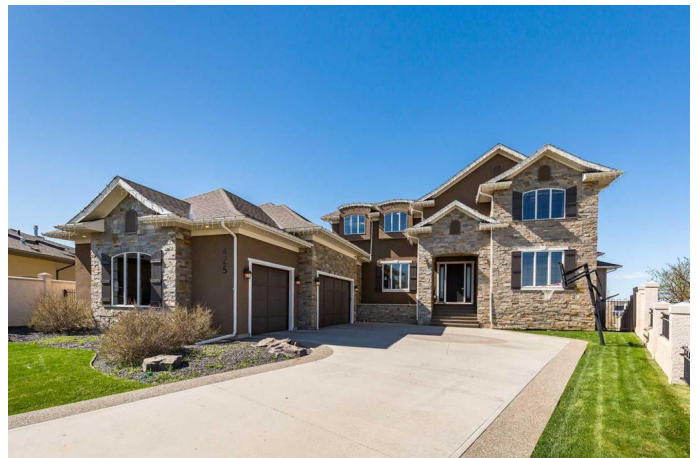
**\$1,695,000**

6 Bedroom, 6.00 Bathroom, 3,331 sqft

Residential on 0.42 Acres

Arbour Ridge, Lethbridge, Alberta

Let's get out our real estate checklist. First off, do you have a big family? If yes, keep reading. Do you want to be the house that the kids want to hang out in? You are the cool mom and dad, and your kids want to stay at home with you. This is the one for you. 425 Arbourwood Terrace S located in the luxurious Prairie Arbour sub division. This home features well almost everything! The main floor provides you with tons of space for entertaining your guests. Including a billiards room, main floor office, and a great deck for outdoor living. The kitchen is made for a chef! Top of the line appliances, tons of counter space and a lot of cabinets! Upstairs is perfect for a family. There are 3 kids beds upstairs, and a huge master suite. The master bedroom features a big walk-in closet, walk-in shower, his and her sinks, and a lot of space. The upstairs even has a nice bonus sitting room that can be a perfect place for homework, or just relaxing and reading. Downstairs is where you become the fun parent! Not only is there an amazing in home theatre setup. There is another living area with a wet bar. Walkout to the huge yard. 2 more bedrooms, and another bathroom. Oh and did we mention the indoor pool! This home has an in-ground, indoor heated pool. So how is your home checklist going? Huge house. Check. Kid friendly. Check. Amazing Kitchen. Check. Indoor pool. Check. I'm sure your list has more on it, and this home probably has everything you're looking for.



Take the time to book a showing with a realtor to view your dream home come true. (Check out the virtual tour to really get a good feel for this home)

Built in 2015

### Essential Information

MLS® #	A2124170
Price	\$1,695,000
Bedrooms	6
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,331
Acres	0.42
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	425 Arbourwood Terrace S
Subdivision	Arbour Ridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5V8

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bar, Stone Counters, Double Vanity, Kitchen Island, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Private, Underground Sprinklers, Views
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2024
Days on Market	364
Zoning	DC

## Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

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.