

\$1,399,000 - 409 Arbourwood Terrace S, Lethbridge

MLS® #A2238141

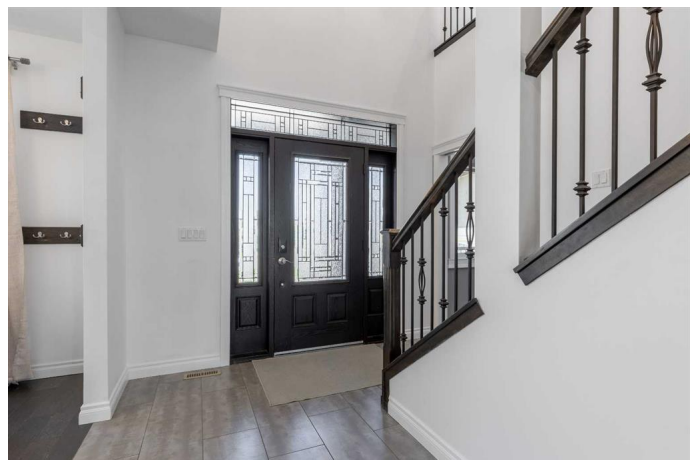
\$1,399,000

10 Bedroom, 6.00 Bathroom, 3,522 sqft

Residential on 0.55 Acres

Arbour Ridge, Lethbridge, Alberta

RECENTLY FULLY PAINTED!! A tremendous family home that is ideal for large or intergenerational families! With a total of over 4,790 sq/ft spanning 3 floors, this 2 storey is also situated on over half an acre! Plentiful parking greets you as you drive into your new home with a permanent basketball hoop located on your driveway. The front entrance is grand and welcoming, offering views to multiple living spaces, the main floor office/bedroom and even a peek into your south-facing view! The kitchen offers granite counters, a walk-in pantry, dual ovens, custom hood fan and enough storage for all your kitchen gadgets! The mudroom off of the triple garage offers custom lockers for storage solutions and 2 half bathrooms round out the main floor! Heading upstairs, be prepared to be wowed! With 7 bedrooms up, along with three full bathrooms plus a laundry room, there's well sized bedrooms for all your kids and guests. The plans for this home also offer a different option of opening up a few of the bedrooms to create a large family room on the second floor. The primary retreat has a 5 piece ensuite and walk-in closet. The basement is a great place to have friends over - a huge recreation room with wet bar, theatre room, 2 more bedrooms, 4 piece bathroom and walk-up basement giving easy access to the HUGE yard! There's a garden, 2 covered decks, a pool, coulee views and all the space and privacy you've been looking for. Your major amenities are only a few minutes away,



as is the Lethbridge Airport and only about 45 minutes to the USA border!

Built in 2011

Essential Information

MLS® #	A2238141
Price	\$1,399,000
Bedrooms	10
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,522
Acres	0.55
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	409 Arbourwood Terrace S
Subdivision	Arbour Ridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5V8

Amenities

Parking Spaces	8
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Dry Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Oven-Built-In, Washer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Other
Lot Description	Back Yard, Garden, Landscaped, No Neighbours Behind, Views, Gentle Sloping
Roof	Asphalt Shingle
Construction	Stone, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Days on Market	59
Zoning	DC

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

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.