



GRASSROOTS
REALTY GROUP

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

MLS # A2315939



\$319,000

Division: Arbour Ridge

Lot Size: 0.39 Acre

Lot Feat: Near Shopping Center, Street Lighting

By Town: -

LLD: -

Zoning: DC

Water: Public

Sewer: Public Sewer

Utilities: Electricity, Natural Gas, Sewer, Water

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 0.39 acre lot has terrific frontage and can house many types and styles of home, including a large bungalow, bi-level, or two storey. Lots of this size are limited in south Lethbridge and even more limited at this price point. Comparative market value for a lot of this size and location makes this property a tremendously valuable investment.