



GRASSROOTS
REALTY GROUP

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**565 Arbourwood Terrace S
Lethbridge, Alberta**

MLS # A2319835



\$449,000

Division: Arbour Ridge

Lot Size: 0.35 Acre

Lot Feat: Near Shopping Center, Street Lighting, Views

By Town: -

LLD: -

Zoning: DC, V

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 0.35 acre lot sits across just steps the beautiful park and pond area and backs directly onto Simile Coulee. Lots of this depth and size are in limited quantity. Comparative market value for a lot of this size and location makes this property a tremendously valuable investment.