

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

MLS® #A2238141

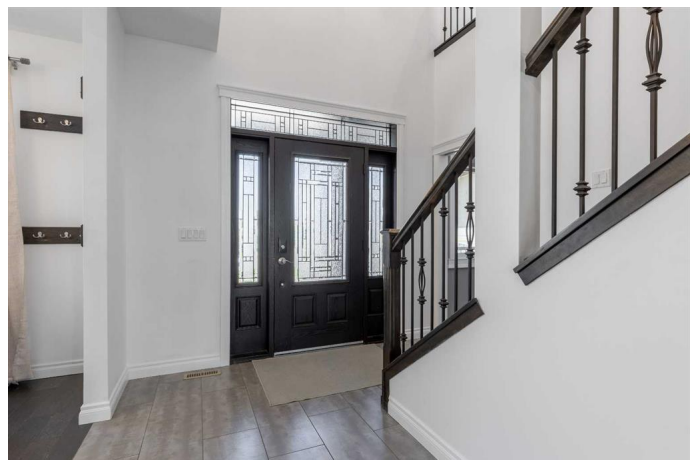
**\$1,399,000**

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 | 67             |
| Zoning         | DC             |

## Listing Details

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

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