

\$1,700,000 - 248 Prairie Rose Place S, Lethbridge

MLS® #A2126778

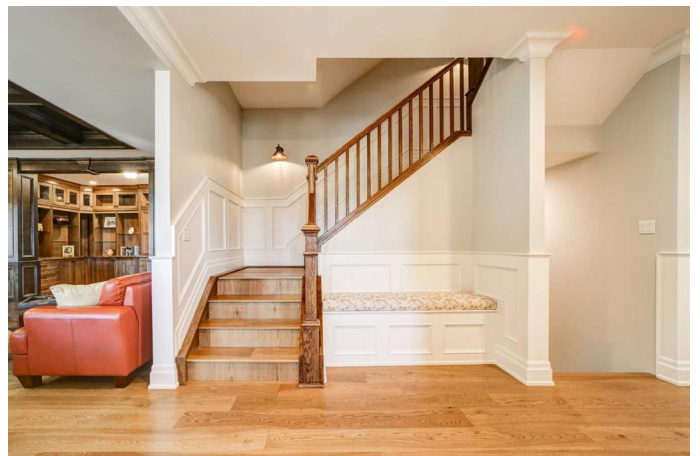
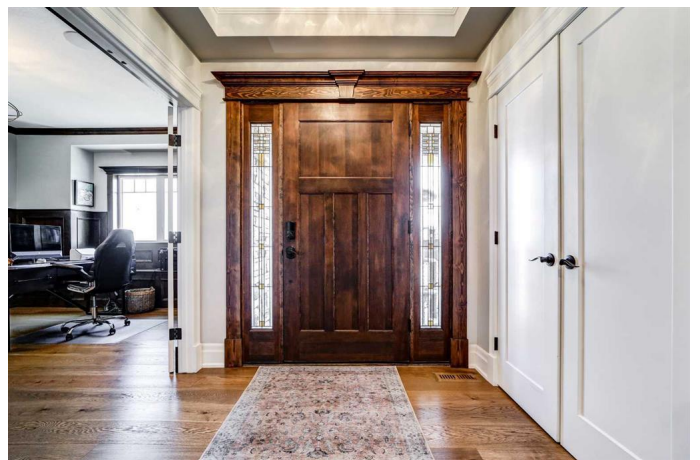
\$1,700,000

6 Bedroom, 6.00 Bathroom, 5,540 sqft

Residential on 0.38 Acres

Arbour Ridge, Lethbridge, Alberta

This classic manor-style home is off the charts with its curb appeal. Statuesque and soaring up three storeys there are enough bedrooms and bathrooms that make this house perfect for a bigger, blended, or multi-generational family or for professional couples who entertain a lot. Elegance permeates the hallways and individual rooms. Striking abundance of wood found on walls, floors, and ceilings that showcase this homes individuality and rarity because you will not find another home like this in the city. This home is private and perfect for home based businesses with a strategically positioned main floor office with two separate entrances. You will love dining with friends and family in this home since there is no shortage of space for a table that can seat ten people and two eating bars that can host another five people. Enjoy prepping and cooking meals with uninterrupted space on your 24' island. Your kitchen includes ample natural light from the double doors to the outdoor living space plus a huge butlers pantry. The living area offers a formal space with grand focal fireplace and adjacent study. The wide staircase leading to the second level is where your family relaxes and sleeps in the oversized bedrooms. The primary suite has a fireplace, wet bar, coffee station, and luxurious ensuite with a stand alone soaker tub perfect for long baths and a dual surround tiled shower. This private suite has extra "hidden" rooms for storage and it all measures over 850sqft! The staircase leads up to another



level called 'the loft'. This is the ultimate space to entertain. Mix drinks, serve food, watch sports, play pool, and more in over 1000sqft of fun! The lower level is outfitted with a huge gym space, storage room, smart/electronics whole home entertainment control, mechanical, and the perfect area to make into a movie theater. This area offers a dry bar, bedrooms, and full bath too. Throughout this grand home you have opportunity to relax or entertain. Come together as family and still enjoy your private space. Live indoors and live outdoors - because there is a front balcony, a back deck and yard to die for!! The ultimate outdoor living space with stone fireplace and bar. Large hot tub. Seating space for 30 people since this rear deck offers over 750sqft! The yard has large evergreens and a variety of deciduous trees. Shrubs, bushes, flower stations, arbor/trellis, and a picturesque waterfall. The oversized garage features epoxy flooring and space for all your toys, hobbies, and has access to the basement. This stately home awaits its new owners. Possession is flexible. Buyers will be pre-qualified prior to viewing.

Built in 1909

Essential Information

MLS® #	A2126778
Price	\$1,700,000
Sold Price	\$1,650,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,540
Acres	0.38
Year Built	1909
Type	Residential

Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	248 Prairie Rose Place S
Subdivision	Arbour Ridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5V7

Amenities

Parking Spaces	8
Parking	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated, Oversized

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Separate Entrance, Smart Home, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Convection Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), Garburator, Induction Cooktop, Microwave, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Outdoor Kitchen, Private Yard
Lot Description	Back Yard, City Lot, Cul-De-Sac, No Neighbours Behind, Landscaped, Street Lighting, Underground Sprinklers, Yard Drainage, Yard Lights, Pie Shaped Lot, Waterfall

Roof	Asphalt Shingle
Construction	Composite Siding, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2024
Date Sold	June 14th, 2024
Days on Market	24
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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