

102, 65 Temple Boulevard W  
Lethbridge, Alberta

MLS # A2160203



## \$178,880

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	898 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	2.23 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 484
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, See Remarks		

**Inclusions:** Refrigerator, dishwasher, microwave hood fan, electric range, window coverings

Welcome to this charming ground floor unit in a prime location within West Lethbridge! This 1-bedroom, 1-bathroom updated gem is flooded with natural light, showcasing its tasteful renovations throughout. Enjoy the modern convenience of air conditioning and newer flooring, complemented by a sleek updated kitchen. The building offers a renovated pool and sauna, perfect for relaxation and unwinding after a busy day. Located in a central part of West Lethbridge, this complex provides easy access to amenities and is in close proximity to the University, making it an ideal choice for first-time homebuyers, those looking to downsize, or savvy investors seeking to expand their rental property portfolio. Don't miss out on this opportunity to make this versatile unit your new home or investment venture!