

302, 65 Temple Boulevard W  
Lethbridge, Alberta

MLS # A2268845



# \$169,900

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	847 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 540
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Sauna, Vinyl Windows		

**Inclusions:** N/A

Welcome to this inviting 2 bedroom, 1 bathroom condo on the west side of Lethbridge. Filled with beautiful natural sunlight, this north-facing unit offers a peaceful view overlooking a charming park, perfect for enjoying your morning coffee in a quiet, scenic setting. Inside, you'll find a functional layout with comfortable living spaces and plenty of room to relax. The building offers fantastic amenities, including an enclosed bike storage area, plus a pool and sauna, a rare find that adds extra value and convenience. Located close to the University of Lethbridge, public transportation, shopping, restaurants, and all major amenities, this condo offers the ideal blend of comfort and lifestyle. Whether you're downsizing, investing, or seeking low-maintenance living, this is a wonderful opportunity in a well-maintained adult-living community. Don't miss your chance to make this bright and well-situated condo yours!