

# \$174,900 - 201, 65 Temple Boulevard W, Lethbridge

MLS® #A2201588

## \$174,900

2 Bedroom, 1.00 Bathroom, 861 sqft  
Residential on 2.23 Acres

Varsity Village, Lethbridge, Alberta

Welcome to 65 Temple Blvd. This 2 bedroom, 1 bath condo offers a spacious and inviting layout.

The large floor-to-ceiling windows allow for an abundance of natural light, enhancing the living and dining areas. The north-facing aspect ensures a serene view of the lush green space, providing a tranquil backdrop to your daily life. Residents can take advantage of the excellent amenities, including a refreshing pool, sauna, and secure bike storage. The well-managed condo association ensures that the property is maintained to high standards, providing peace of mind to all residents. With its close proximity to public transportation and local conveniences, this condo is ideal for students, professionals, or anyone looking to enjoy a vibrant community lifestyle.

Whether you're looking for a cozy home or an investment property, this condo checks all the boxes. Don't miss out on the opportunity to make this charming space your own! Schedule a viewing today with your favorite realtor to experience the best of what this Westside gem has to offer. This is a 16+ age restricted building.

Built in 1982

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2201588  |
| Price  | \$174,900 |



|                |                  |
|----------------|------------------|
| Bedrooms       | 2                |
| Bathrooms      | 1.00             |
| Full Baths     | 1                |
| Square Footage | 861              |
| Acres          | 2.23             |
| Year Built     | 1982             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 201, 65 Temple Boulevard W |
| Subdivision | Varsity Village            |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1K5M2                     |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Bicycle Storage, Sauna, Pool |
| Parking Spaces | 1                            |
| Parking        | Assigned, Off Street, Stall  |
| Has Pool       | Yes                          |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Storage, Vinyl Windows, Walk-In Closet(s)                    |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator |
| Heating           | Baseboard, Boiler, Natural Gas                               |
| Cooling           | Other  |
| # of Stories      | 3  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Tile            |
| Construction      | Brick, Other    |
| Foundation        | Poured Concrete |

### **Additional Information**

Date Listed March 12th, 2025

Days on Market 2

Zoning R-75

### Listing Details

Listing Office Lethbridge Real Estate.com



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