

**311, 65 Temple Boulevard W
Lethbridge, Alberta**

MLS # A2232967



\$175,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	735 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	2.23 Acres		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 417
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Sauna, See Remarks		

Inclusions: NA

Top-floor 1-bedroom condo offering comfortable, low-maintenance living in a well-managed building. Bright and functional layout with a galley-style kitchen, cozy dinette, spacious living room, and a full 4-piece bath. Bonus features include in-unit storage, and access to fantastic building amenities—indoor pool, sauna, and separate men’s and women’s showers/washrooms. Laundry is conveniently located on-site. Located on the westside, close to the University of Lethbridge, walking paths, schools, and transit. A great opportunity to own in a quiet and convenient location!