

**106, 65 Temple Boulevard W  
Lethbridge, Alberta**

**MLS # A2234753**



**\$175,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	620 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	2.23 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Clay Tile
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Recreation Facilities, Sauna, Storage, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 398
<b>LLD:</b>	-
<b>Zoning:</b>	R-75
<b>Utilities:</b>	-

**Inclusions:** All furniture is negotiable (except the bed)

This updated ground-floor unit in Prominence Place offers unbeatable convenience—located right off the main foyer and directly across from the indoor pool. Large windows provide natural light and peaceful views of a private green space with walking path and frequent deer sightings. The condo features newer kitchen cabinets, a newer stove, updated flooring throughout, and recently installed PVC windows (building-wide upgrade). The spacious bedroom includes ample closet space, and the oversized bathroom offers room for additional storage or mobility aids. Well-managed building with indoor pool, sauna, clean laundry facilities, and one assigned parking stall (plus guest parking). Prime westside location—close to the University of Lethbridge, Nicholas Sheran Park, and amenities like 7-Eleven, Domino's, and more. Perfect for students, seniors, or anyone looking for affordable, low-maintenance living. Quick possession available!