

**312, 75 Temple Boulevard W  
Lethbridge, Alberta**

**MLS # A2284710**



**\$198,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	818 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 517
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage		

**Inclusions:** N/A

Beautifully maintained condominium offering a spacious floor plan and a highly desirable location within the building. North-east facing windows flood the home with natural light and provide peaceful park views, which can also be enjoyed from the private balcony overlooking the green space. Recent upgrades include updated flooring and newer windows, reflecting the pride of ownership throughout the building. Residents enjoy exceptional amenities such as a fully renovated indoor pool, sauna, and central air conditioning for year-round comfort. This solid, well-constructed building features a durable clay tile roof and on-site resident managers, offering added peace of mind. The condominium is well managed, financially sound, and supported by owners who genuinely care about their community &mdash; and it shows. An excellent opportunity for comfortable, convenient living or a smart investment in a quality property.