



Anne French
Your REALTOR®
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**111 Temple Crescent W
Lethbridge, Alberta**

MLS # A2305495



\$540,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,690 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Deep Freeze in basement (as is).

Nestled in a quiet cul-de-sac and backing onto a beautiful park, this spacious home offers over 2600 sq.ft. of thoughtfully designed living space. Featuring a large kitchen perfect for entertaining, rich hardwood floors, a cozy gas fireplace and a bright sun-room, this home provides the ideal blend of comfort and functionality. With an abundance of space for the whole family, it's a rare opportunity in a highly desirable location.