



Anne French
Your REALTOR®
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101 Temple Boulevard W
Lethbridge, Alberta

MLS # A2313317



\$393,700

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	952 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 101 Temple Blvd W! This well-maintained 3-bedroom, 2-bathroom home offers comfort, functionality, and thoughtful upgrades throughout. The spacious layout provides plenty of room for families, first-time buyers, or investors alike. Outside, you'll find a double detached garage with ample storage space, plus additional parking beside the garage with room for your RV. Recent updates add peace of mind, including a furnace, water heater, and washer/dryer that are only 4 years old. Conveniently located close to bus routes, shopping, the University, and a variety of other amenities, this move-in-ready home offers both practicality and an excellent westside location. A fantastic opportunity you won't want to miss!