



Anne French  
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## 110 Temple Boulevard W Lethbridge, Alberta

MLS # A2320549



# \$415,000

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, Kitchen Island, No Smoking Home		

**Inclusions:** water feature, raised garden beds

Step through the vibrant turquoise door of 110 Temple Blvd W and into a real-life fairy tale! Nestled away from the hustle and bustle, this enchanting property offers a perfect blend of magical charm and modern reliability. Offering over 2,100 sq. ft. of finished living space, this 5-bedroom, 3-bathroom haven is exceptionally versatile... perfectly suited for a growing family needing room to bloom... or for those looking to downsize without compromising on comfort. This family home is completely move-in ready, featuring a cozy living room with built-in bookshelves and a focal gas fireplace. Around the corner you're welcomed into a bright, functional kitchen complete with unique green cabinetry and a butcher-block island. And yes... all appliances are included. There is even a feature wall with shelving to display your favourite dining room items. Located at the end of the hall you can rest easy in the serene primary suite or enjoy the extra space offered in the fully finished lower level. Behind the scenes, the mechanical "wizards" of the home have been fully updated, offering ultimate peace of mind with a newer furnace, hot water tank, and central AC. The true crown jewel of this estate is the ultra-private backyard oasis. Step out onto the expansive wooden deck under a magnificent, vine-wrapped pergola... the ultimate setting for quiet morning coffees or peaceful evening reflection. Follow the steps down into a whimsical wonderland featuring a stone-lined pond with a dancing water feature. This private sanctuary is lush with colorful flowers, mature bushes, fruitful trees, and raised vegetable beds ready for your organic garden. Don't miss your chance to own this captivating slice of paradise!