

# \$519,900 - 3 Temple Boulevard W, Lethbridge

MLS® #A2242130

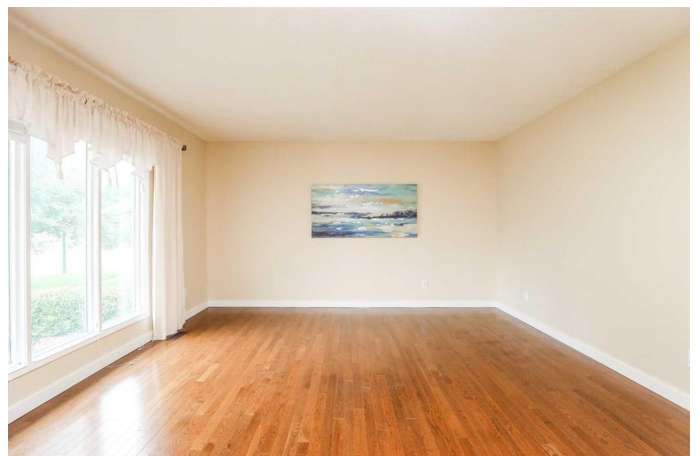
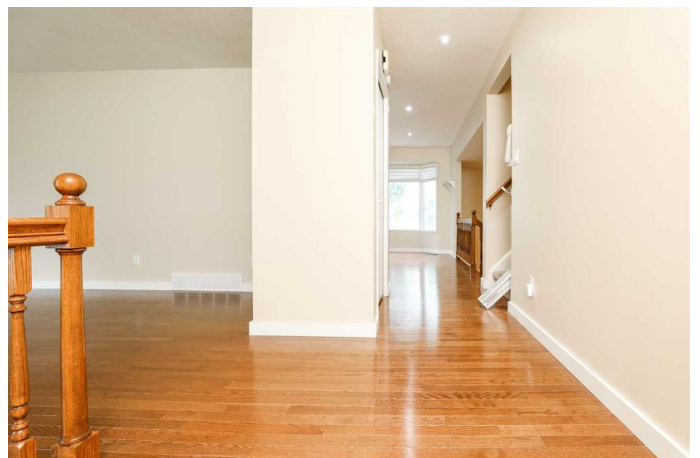
**\$519,900**

4 Bedroom, 4.00 Bathroom, 1,778 sqft

Residential on 0.19 Acres

Varsity Village, Lethbridge, Alberta

Welcome to this beautiful 2-storey home, ideally situated just steps from the serene Nicholas Sheran Park! On the market for the first time, this one-owner home has been lovingly maintained and thoughtfully renovatedâ€”perfectly blending modern style with everyday functionality. Step into the sleek galley-style kitchenâ€”fully renovated and ideal for creating your culinary masterpieces. The main floor boasts a bright, open living area filled with natural light, while the cozy sunken living room features a charming natural gas fireplace, perfect for relaxing or entertaining. Upstairs, you'll find three spacious bedrooms, including a generous primary suite with a private ensuite. A second full bathroom offers added comfort for family or guests. Step outside to a beautiful covered back deck that overlooks a large, fully fenced yardâ€”ideal for children, pets, or a backyard garden. In addition to the attached double garage, there's a large rear parking pad offering room for RV or trailer storageâ€”a rare and valuable feature. The finished basement adds even more living space, featuring a private room, a luxurious soaker tub, a built-in sauna, and ample storage throughout. Notable upgrades include a new roof (2020), new hot water tank(2025), and a high-efficiency furnace (2014)â€”giving you peace of mind for years to come. Located in a sought-after west-side neighborhood, this move-in ready home is a rare opportunityâ€”offering comfort, upgrades, and space in a location your family will truly



enjoy. Contact your REALTOR® to set up your private viewing.

Built in 1981

### Essential Information

MLS® #	A2242130
Price	\$519,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,778
Acres	0.19
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3 Temple Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4T1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Jetted Tub, Kitchen Island, Quartz Counters, Walk-In Closet(s), Sauna
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Landscaped, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	R-L

## Listing Details

Listing Office	Braemore Management
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