



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**27 Temple Crescent W
Lethbridge, Alberta**

MLS # A2223087



\$450,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,224 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Blinds, Play structure in back yard

Call your Real Estate Professional right away as this property has all the right characteristics to sell quickly! Backing directly onto an open playground and located in a low traffic, family friendly neighbourhood, this fully developed 1 Owner home has been well cared for over the years and has so much to offer. With over 2400 sq ft of developed living space, there is room for the whole family. 3 + 1 bedrooms, 4 bathrooms, a third level family room and fourth level games room, plus there is a potential fifth bedroom option by enlarging the current window to meet egress standards. From your kitchen and dining area you can enjoy your view to a spacious, beautifully maintained back yard. Walk out your garden door onto a nicely sheltered 2-tiered deck and BBQ area. The large yard offers more than enough private space for lounging, a children's play structure, lawn, garden beds, and a detached 22' x 22' double garage with lane access. Pop through your back gate and step into more open playground space. What a setting for hosting family and friends year-round! There is a lengthy list of interior and exterior updates over the years as well. High efficiency furnace, hot water tank, vinyl plank flooring, living room blinds, PVC windows, eaves, Duradeck surfacing, and fencing. Additional neighbourhood features include the ever popular Nicholas Sheran park and lake, schools, shopping, arena, pool, and the University of Lethbridge.