



GRASSROOTS
REALTY GROUP

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

**311, 65 Temple Boulevard W
Lethbridge, Alberta**

MLS # A2232967



\$175,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	735 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	2.23 Acres		
Lot Feat:	-		

Heating: Baseboard, Hot Water

Floors: Tile, Vinyl Plank

Roof: Clay Tile

Basement: -

Exterior: Brick, Stone, Vinyl Siding

Foundation: -

Features: Sauna, See Remarks

Water: -

Sewer: -

Condo Fee: \$ 417

LLD: -

Zoning: R-75

Utilities: -

Inclusions: NA

Top-floor 1-bedroom condo offering comfortable, low-maintenance living in a well-managed building. Bright and functional layout with a galley-style kitchen, cozy dinette, spacious living room, and a full 4-piece bath. Bonus features include in-unit storage, and access to fantastic building amenities—indoor pool, sauna, and separate men’s and women’s showers/washrooms. Laundry is conveniently located on-site. Located on the westside, close to the University of Lethbridge, walking paths, schools, and transit. A great opportunity to own in a quiet and convenient location!