



**GRASSROOTS**  
REALTY GROUP

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202, 75 temple Boulevard W  
Lethbridge, Alberta

MLS # A2237079



**\$220,000**

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	883 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Lot, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 541
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

**Inclusions:** Fridge, stove, dishwasher, microwave hood fan, washer /dryer combo, all window coverings

Welcome to this adult living fully updated and exceptionally maintained condo at 75 Temple Blvd. W, offering both comfort and modern features in a peaceful, convenient location. This 2 bedroom air conditioned condo has been thoughtfully renovated from top to bottom with quality materials and attention to detail perfect for first-time buyers, professionals, investors, or anyone looking for low-maintenance living in a well-managed building. The flooring has a sound reduction pad with luxury vinyl tiles and the unit above you has sound proofing in their floor. All new stainless steel appliances plus a portable washer dryer combo in your unit. A Brand new kitchen with the cabinets that are custom built they go all the way to the ceiling there is also an extra china cabinet built in and your own private balcony. There is air conditioning in the building and an indoor heated swimming pool with change rooms and a sauna. There are restaurants and shopping all within walking distance. This is the perfect place to live.