



GRASSROOTS
REALTY GROUP

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**3 Temple Boulevard W
Lethbridge, Alberta**

MLS # A2242130



\$519,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,778 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Landscaped, Pie Shaped Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island, Quartz Counters, Sauna, Walk-In Closet(s)		

Inclusions: Shed

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 renovated—perfectly blending modern style with everyday functionality. Step into the sleek galley-style kitchen—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 yard—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 storage—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)—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 opportunity—offering comfort, upgrades, and space in a location your family will truly enjoy. Contact your REALTOR® to set up your private viewing.