



GRASSROOTS
REALTY GROUP

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**39 Temple Boulevard W
Lethbridge, Alberta**

MLS # A2248516



\$460,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,324 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	3
Garage:	Attached Carport, Driveway, Garage Faces Front, Heated Garage, Parking Pa		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, I		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Separate Entrance		

Inclusions: Dishwasher, Electric Range, Refrigerator, Washer, Dryer, Window Coverings

6-Bedroom, 3-Bathroom Home Near Nicholas Sheran Lake with Walk-Out Basement! From the curb, you'll notice the extra-large driveway with carport and single HEATED garage. Inside, the main floor offers generous living space with a bright bay window, large kitchen, and dining area that opens to a COVERED back deck. There are 3 bedrooms upstairs, including a primary with a FULL ensuite. The walk-out basement adds even more living space, with a huge family room and cozy wood-burning fireplace, plus a second updated bathroom with a soaker tub, laundry room with another separate entrance outside, and 3 additional bedrooms. Situated on a beautifully landscaped lot with mature trees, garden boxes, and just minutes from the Leisure Centre, University of Lethbridge, and scenic Nicholas Sheran Lake.