



GRASSROOTS
REALTY GROUP

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**79 Temple Crescent W
Lethbridge, Alberta**

MLS # A2283542



\$459,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,494 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: n/a

If you have been waiting for a clean, spacious, fully developed Bungalow in an established neighbourhood then this may be just the right house for you. There are three bedrooms on the main floor with a 4 piece en suite off the primary bedroom , 4 piece main bathroom, and a heated sun room that leads outside to the patio with a place to barbecue and just hang out..(Gas line in place). The fully developed basement has two more bedrooms, a hobby room, tons of storage, laundry room with soaking sink,, 3 piece bathroom and an awesome family room with free standing gas fireplace making an ideal setting for movie watching or a place for the kids,friends and toys! If you are the young family starting out, this home is the right size to grow into and when the kids are teenagers and driving cars, you will notice a ton of additional parking, as it must be the longest driveway on the whole street!! Perhaps stop paying storage for the trailer or motor home.! The house is set up nicely for kids, pets and minimal stairs for the grandparents. Pride of ownership shows on this crescent and is conveniently located to schools, shopping, parks and the University of Lethbridge. The double garage is 23'4 x 21'4" and the yard has excellent fencing all around and underground sprinklers too. This home should check a lot of buyers wants on the wish list within an attractive price!!