



**103 Temple Crescent W
Lethbridge, Alberta**

MLS # A2159304



\$539,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,787 sq.ft.	Age:	1982 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.26 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	See Remarks	Zoning:	residential
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Acreage living on one of the largest residential lots on the westside of Lethbridge and a shop 25 by 72 feet for all your dreams. This cottage-style 2-storey provides plenty of space for guests and family. The country-style kitchen with a beautiful view of the back yard makes you feel like your living on an acreage. Upstairs, three large bedrooms, including a master bedroom with a full ensuite, and a second full bathroom. Downstairs, the partly finished basement has a fourth bedroom with a large southeast-facing window and space for a huge family/games room or more bedrooms. And, this home is easily suitable, thanks to the walk-out basement and separate entry. The yard has a large garden with fruit & perennials, This home is situated on a quiet cul-de-sac and backs onto Rutgers Park, with youth-sized ball/soccer fields and pathways for walking or biking. The professional grade shop has high doors, 220 power, heated and insulated, concrete floors and driveways. Perfect for an at home business.