



105, 65 Temple Boulevard W  
Lethbridge, Alberta

MLS # A2178373



**\$155,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	732 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 379
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** fridge, stove, dishwasher

Whether you are a first time home buyer or investor, this one bedroom, one bathroom apartment, conveniently located close to Nicolas Sheran park and just a short drive or bus ride to the University of Lethbridge would be a fantastic choice! Included in the condominium fees are all utilities, except electricity, and the unit receives its own parking stall. Two of the notable amenities of this property include the swimming pool and sauna!! Perfect for relaxation and exercise! There is also plenty of visitor parking for your guests! Located on the main floor of the building, this apartment offers ground level access for those with pets (which are allowed with condo board approval in this building)! If you are looking for a cozy place to call home, look no further than this affordable unit! Get in to home ownership today, by calling your REALTOR® to book your viewing!