

# \$519,900 - 3 Temple Boulevard W, Lethbridge

MLS® #A2242130

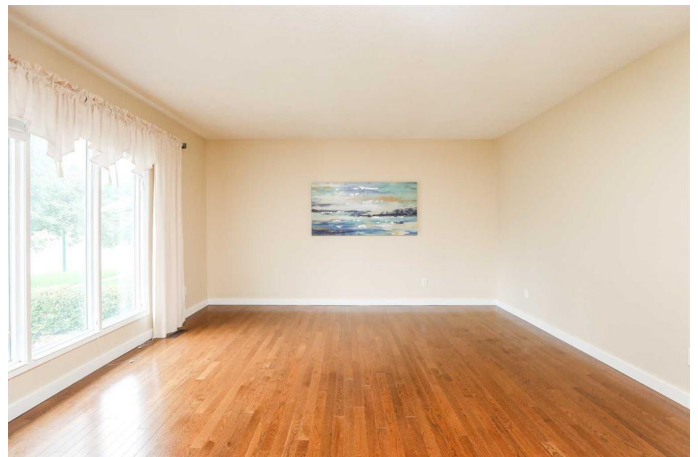
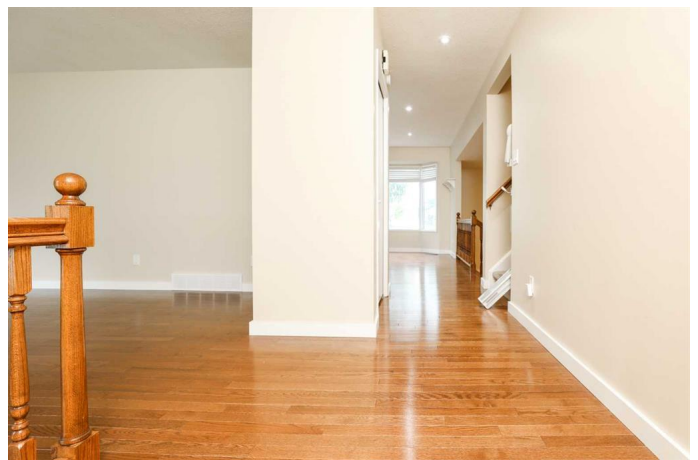
**\$519,900**

4 Bedroom, 4.00 Bathroom, 1,778 sqft

Residential on 0.19 Acres

Varsity Village, Lethbridge, Alberta

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 renovatedâ€”perfectly blending modern style with everyday functionality. Step into the sleek galley-style kitchenâ€”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 yardâ€”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 storageâ€”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)â€”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 opportunityâ€”offering comfort, upgrades, and space in a location your family will truly



enjoy. Contact your REALTOR® to set up your private viewing.

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242130    |
| Price          | \$519,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,778       |
| Acres          | 0.19        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3 Temple Boulevard W |
| Subdivision | Varsity Village      |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1K 4T1              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Jetted Tub, Kitchen Island, Quartz Counters, Walk-In Closet(s), Sauna                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                                                                                   |

|                 |                |
|-----------------|----------------|
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                          |
| Lot Description   | Back Lane, Landscaped, Pie Shaped Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                               |
| Construction      | Brick, Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 4               |
| Zoning         | R-L             |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Braemore Management |
|----------------|---------------------|

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