

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

MLS® #A2242130

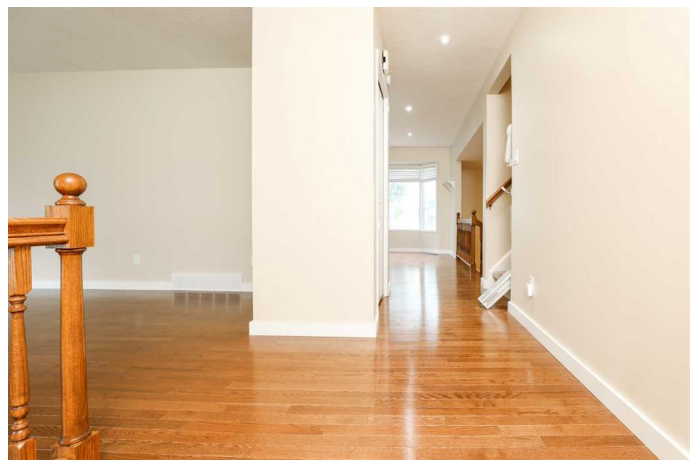
\$519,900

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, Underground Sprinklers, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	53
Zoning	R-L

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.