

**124 Temple Boulevard W
Lethbridge, Alberta**

MLS # A2197928



\$289,900

Division:	Varsity Village		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	934 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, HOOD FAN, DISHWASHER, WASHER, DRYER, MOVEABLE CART X 2 IN KITCHEN, UNATTACHED STORAGE CABINET IN KITCHEN, CONSTRUCTION SUPPLIES & TOOLS IN LAUNDRY ROOM, ALL WINDOW COVERINGS, SHED & ALL CONTENTS, PLANTERS (BOXES AND ROUND)

This fantastic half-duplex on a large lot is an excellent opportunity for first time buyers or investors! The very functional floor plan features 4 good sized bedrooms, 2 full bathrooms, a lovely balcony off the kitchen, a large laundry/storage room down and great family living spaces up and down! The fully fenced yard hosts a large, functional shed, raised garden beds a stone patio and a ground level deck. There is off street parking for 4 vehicles at front and you are just steps away from the bus stop and many other conveniences. A brand new roof was put on in June 2024 and the hot water tank was replaced in February 2022. Clean as a whistle with room to grow, this home should be on your list!