

# \$175,000 - 106, 65 Temple Boulevard W, Lethbridge

MLS® #A2234753

**\$175,000**

1 Bedroom, 1.00 Bathroom, 620 sqft

Residential on 2.23 Acres

Varsity Village, Lethbridge, Alberta

This updated ground-floor unit in Prominence Place offers unbeatable convenience—located right off the main foyer and directly across from the indoor pool. Large windows provide natural light and peaceful views of a private green space with walking path and frequent deer sightings.

The condo features newer kitchen cabinets, a newer stove, updated flooring throughout, and recently installed PVC windows (building-wide upgrade). The spacious bedroom includes ample closet space, and the oversized bathroom offers room for additional storage or mobility aids.

Well-managed building with indoor pool, sauna, clean laundry facilities, and one assigned parking stall (plus guest parking).

Prime westside location—close to the University of Lethbridge, Nicholas Sheran Park, and amenities like 7-Eleven, Domino's™s, and more.

Perfect for students, seniors, or anyone looking for affordable, low-maintenance living. Quick possession available!

Built in 1982

## Essential Information

MLS® #	A2234753
Price	\$175,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	620
Acres	2.23
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	106, 65 Temple Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5M2

### **Amenities**

Amenities	Parking, Sauna, Indoor Pool, Laundry, Pool
Parking Spaces	1
Parking	Off Street, Stall
Has Pool	Yes

### **Interior**

Interior Features	Recreation Facilities, Sauna, Storage, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Baseboard, Hot Water
Cooling	Central Air
# of Stories	3

### **Exterior**

Exterior Features	Courtyard, Lighting
Roof	Clay Tile
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	8

Zoning R-75

## **Listing Details**

Listing Office 2 PERCENT REALTY

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