

\$165,000 - 308, 75 Temple Boulevard W, Lethbridge

MLS® #A2224184

\$165,000

1 Bedroom, 1.00 Bathroom, 695 sqft

Residential on 2.23 Acres

Varsity Village, Lethbridge, Alberta

Life can be simple and beautiful in this top floor condo with a great view! The Prominence Place condos have undergone some fantastic updates in the past 5 years including all new windows, renovations to the pool and sauna area and a new boiler system, just to name a few! This 1 bedroom, 1 bath unit features an abundance of natural light, a spacious bathroom with a linen closet, a good sized bedroom and an in-unit storage room, plus it's own cooling unit for the warm days. The recreational types can enjoy the newly renovated pool & sauna area and fenced and lockable bike storage with enclosed & secured bike storage currently in the plans. There is one assigned parking stall and an abundance of visitor parking along the West fence, plus you are steps away from 7-11 and several other handy amenities. A short walk to Nicholas Sheran park and a 5 minute drive to the University of Lethbridge. Condo fees of \$424/month include heat, water, sewer, garbage (electric currently averages around \$75/month), plus on site management AND professional condo management (exterior maintenance, landscaping, snow removal and insurance). Worry free living can be yours at a very affordable price... make your move today!

Built in 1982

Essential Information

MLS® #

A2224184



Price	\$165,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	695
Acres	2.23
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	308, 75 Temple Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5M2

Amenities

Amenities	Bicycle Storage, Parking, Snow Removal, Visitor Parking, Coin Laundry, Indoor Pool, Laundry, Sauna
Parking Spaces	1
Parking	Assigned, Off Street, Stall
Has Pool	Yes

Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s)
Heating	Baseboard, Boiler
Cooling	Other, Sep. HVAC Units
# of Stories	3

Exterior

Exterior Features	None
Roof	Concrete, Mixed
Construction	Mixed, Veneer
Foundation	Slab

Additional Information

Date Listed	May 26th, 2025
Days on Market	5
Zoning	R-75

Listing Details

Listing Office	MY LIFE REALTY
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