



## 51 Temple Boulevard W, Lethbridge, Alberta - \$425,000



Main Photo

### Property Description

This wonderful four level split home, located in the heart of Varsity Village, includes many lovely characteristics awaiting the new owner! Spacious, bright and open, the home features three bedrooms upstairs, two large living areas, a great kitchen with plenty of storage, a wood burning stove, and tasteful updates; New hot water tank in 2020, paint, vinyl flooring with baseboards and trim in 2022, new dishwasher in 2023, and a new fence built in 2020. The large single detached garage has a mezzanine for extra storage, an 8 foot high garage door, and a huge ceiling for a mechanic to utilize. Amongst all this, we have a dream backyard which is certified as Wildlife-friendly Habitat through the Canadian Wildlife Federation's Garden Habitat Certification program. Please have a look at the supplement for details. The large corner lot has plenty of extra parking for a trailer or RV. Close to schools, parks, day-cares and the University of Lethbridge. Be sure and contact your REALTOR® today for a showing!



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