

\$460,000 - 39 Temple Boulevard W, Lethbridge

MLS® #A2248516

\$460,000

6 Bedroom, 3.00 Bathroom, 1,324 sqft

Residential on 0.15 Acres

Varsity Village, Lethbridge, Alberta

6-Bedroom, 3-Bathroom Home Near Nicholas Sheran Lake with Walk-Out Basement! From the curb, youâ€™ll notice the extra-large driveway with carport and single HEATED garage. Inside, the main floor offers generous living space with a bright bay window, large kitchen, and dining area that opens to a COVERED back deck. There are 3 bedrooms upstairs, including a primary with a FULL ensuite. The walk-out basement adds even more living space, with a huge family room and cozy wood-burning fireplace, plus a second updated bathroom with a soaker tub, laundry room with another separate entrance outside, and 3 additional bedrooms. Situated on a beautifully landscaped lot with mature trees, garden boxes, and just minutes from the Leisure Centre, University of Lethbridge, and scenic Nicholas Sheran Lake.

Built in 1981

Essential Information

MLS® #	A2248516
Price	\$460,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,324
Acres	0.15
Year Built	1981



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	39 Temple Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4T2

Amenities

Parking Spaces	4
Parking	Attached Carport, Driveway, Garage Faces Front, Heated Garage, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed
Roof	Flat Torch Membrane
Construction	Brick, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	4
Zoning	R-L

Listing Details

Listing Office	REAL BROKER
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