

\$649,999 - 107 Temple Crescent W, Lethbridge

MLS® #A2259668

\$649,999

4 Bedroom, 3.00 Bathroom, 2,925 sqft

Residential on 0.21 Acres

Varsity Village, Lethbridge, Alberta

Discover a truly exceptional property offering the perfect blend of privacy, expansive living space, and an unparalleled location. Tucked away at the end of a quiet cul-de-sac and backing directly onto a beautiful park, this nearly 3,000 sq ft home sits on a sprawling, private 10,000 sq ft lot, providing an exclusive retreat just minutes from the University and all major amenities. Step inside a stunning two-story foyer, where bespoke reclaimed fir accents set a tone of rustic elegance and high-end craftsmanship. This home has undergone a careful top-to-bottom renovation focusing on both aesthetics and structural integrity, including updated electrical, repaired joists, proper insulation, and a newer roof with a sturdy Roof Truss structure for efficiency and peace of mind. The main level is designed for both grand entertaining and cozy family life. The massive updated kitchen is a chef's dream, boasting abundant cabinetry, sleek Corian countertops, modern appliances, and a central island. The four newly installed windows are perfectly situated to capture year-round morning sunrises, flooding the space with warm, natural light. The expansive dining room provides ample space for hosting large gatherings, and the adjacent sitting room is a cozy haven with a charming wood-burning fireplace. The true showstopper is the immense TV room, featuring dramatic 12-foot ceilings and oversized windows that flood the space with natural light and offer picturesque views of the park. This versatile room is ideal



for a home theater, studio, or a vibrant playroom. Upstairs, the well-designed layout offers three spacious bedrooms, including a master suite with a 3pc ensuite. All bathrooms have been modernized with new fixtures, finishes, and improved ventilation. For cooling, the bedrooms are equipped with efficient Split/Mini AC units. The home's commitment to quality extends to its heating system: a healthy, efficient radiant hot water system now features individual zone control and touchscreen thermostats for optimal comfort and energy savings. The outdoor space is a private sanctuary, enclosed by an attractive 7-foot high stucco perimeter wall for ultimate privacy and security. The beautifully landscaped yard ensures tranquility, with no through traffic and generous space between the only two immediate neighbors. This move-in-ready property is an opportunity you won't want to miss. Experience the luxury and serenity of a home where every detail has been meticulously cared for. Schedule your private tour today!

Built in 1983

Essential Information

MLS® #	A2259668
Price	\$649,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,925
Acres	0.21
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	107 Temple Crescent W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4T3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Vaulted Ceiling(s), French Door, Skylight(s)
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, Radiant
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Gray Water System
Lot Description	Back Yard, Cul-De-Sac, Pie Shaped Lot, Secluded
Roof	Asphalt Shingle
Construction	Brick, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2025
Days on Market	52
Zoning	R-L

Listing Details

Listing Office	Braemore Management
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.