

\$455,000 - 10 Nevada Road W, Lethbridge

MLS® #A2207820

\$455,000

5 Bedroom, 2.00 Bathroom, 1,120 sqft
Residential on 0.14 Acres

Varsity Village, Lethbridge, Alberta

Investment Opportunity Knocking!!! This excellent bi-level home, featuring a walk-out basement and a non-conforming basement suite, is located close to the university—a prime spot for rental income! Recent upgrades add even more appeal: laminate flooring throughout the basement and living room upstairs, updated kitchen cupboards and bathrooms, new windows at the back, a newer roof on the detached super single garage, and a recently replaced hot water tank. Plus, with a back lane for convenient access and no history of water issues or leakage, this property checks all the boxes for a smart investment.

Don't miss out on this outstanding opportunity to own a rental property close to amenities!

Built in 1977

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2207820 |
| Price | \$455,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,120 |
| Acres | 0.14 |
| Year Built | 1977 |



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

Community Information

| | |
|-------------|------------------|
| Address | 10 Nevada Road W |
| Subdivision | Varsity Village |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K4A7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 3 |
| Parking | Concrete Driveway, Driveway, Garage Door Opener, On Street, Single Garage Detached, Paved |
| # of Garages | 44590 |

Interior

| | |
|-------------------|--|
| Interior Features | Separate Entrance, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Unfinished, Walk-Up To Grade |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | Balcony, Courtyard, Garden |
| Lot Description | Back Lane, City Lot, Garden |
| Roof | Tar/Gravel |
| Construction | Brick, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 6 |
| Zoning | R-L |

Listing Details

Listing Office Maxwell Devonshire Realty

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