

\$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	14
Zoning	R-L

Listing Details

Listing Office Maxwell Devonshire Realty

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.