

# \$445,000 - 10 Nevada Road W, Lethbridge

MLS® #A2207820

**\$445,000**

5 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.14 Acres

Varsity Village, Lethbridge, Alberta

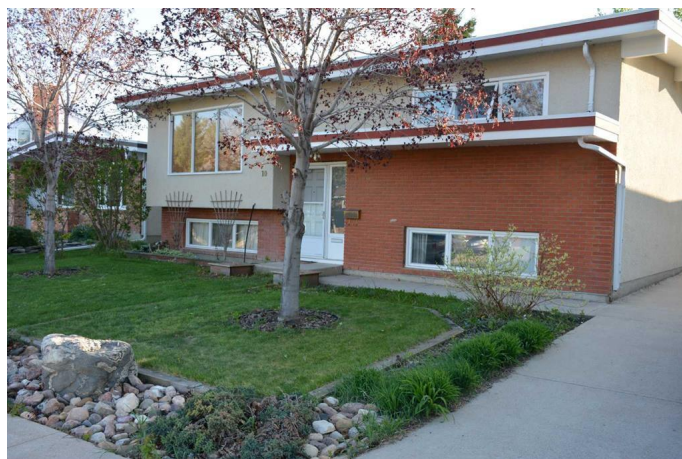
Investment Opportunity Knocking!!! This excellent bi-level home, featuring a walk-out basement and a non-conforming basement suite, is located close to the university—a prime spot for rental income! Recent upgrades add even more appeal: laminate flooring throughout the basement and living room upstairs, 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	\$445,000
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, 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	19
Zoning	R-L

**Listing Details**

Listing Office                      Maxwell Devonshire Realty

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